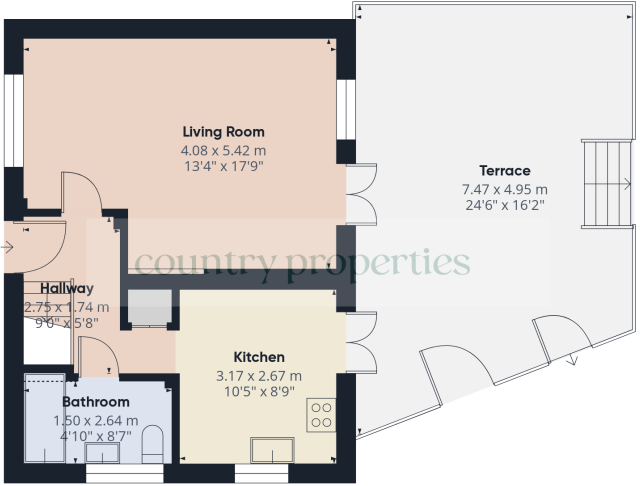


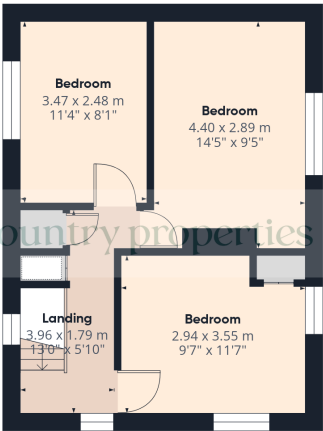


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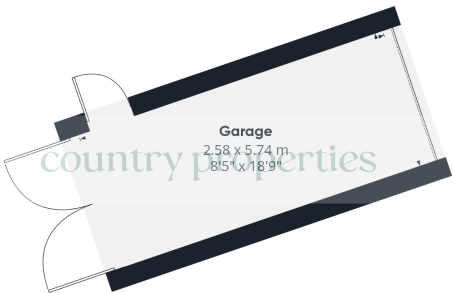
38, Upperfield Road
Welwyn Garden City,
Hertfordshire, AL7 3LW
Offers in Excess of £475,000



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
92.4 m²
994 ft²

Balconies and terraces
32.6 m²
351 ft²

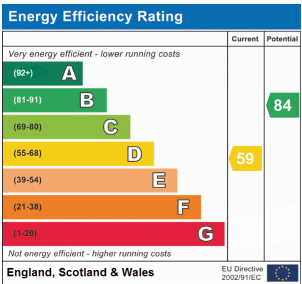
Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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A beautifully modern three-bedroom semi-detached family home featuring a spacious living room, stylish interiors throughout, and a convenient downstairs bathroom. Outside, the property boasts a high-spec landscaped garden, perfect for entertaining, along with off-road parking and a garage. Ideally situated close to local shops and reputable schools, this home offers the perfect balance of comfort, practicality, and contemporary living.

- HIGH SPEC LANDSCAPED GARDEN
- CLOSE TO LOCAL SHOPS
- OFF ROAD PARKING AND GARAGE
- MODERN INTERIOR THROUGHOUT
- LARGE LIVING ROOM
- CLOSE TO LOCAL SCHOOLS
- 3 BEDROOM SEMI DETACHED FAMILY HOME
- DOWNSTAIRS BATHROOM

Ground Floor

Entrance Hall

Solid wood flooring, radiator and doors leading to all rooms. Carpeted stairs leading to 1st floor. Storage cupboard housing fuse box.

Living Room

Continuation of solid wood flooring. Dual aspect double glazed UPVC windows. French doors leading to the garden. Electric fire, TV and Virgin points and telephone point. Sunken ceiling downlighters. Thermostatically controlled radiators.

Kitchen

A large selection of wall and floor storage cupboards with white frontage and soft close. Solid oak work tops. Integrated appliances including cooker, induction hob with four rings and Russell hob extractor fan over. Space for under the counter washing machine, slim line dishwasher and space for freestanding fridge freezer Thermostatically controlled radiator. French doors leading out to garden. Frosted glass double glazed uPVC windows overlooking the side. Sunken ceiling downlighters. Marble effect splash back, Stainless steel sink with chrome mixer tap.



Bathroom

A three piece bathroom suite comprising of low level WC with dual flush, wash hand basin with chrome mixer taps, low level panel bath with thermostatically controlled Mira shower above. Extractor fan. Frosted glass double glazed uPVC windows overlooking the side. Sunken ceiling downlighters. Wall mounted heated towel rail. Half tiled walls.

First Floor

Landing

Doors leading to all rooms. Over the stairs storage cupboard housing boiler. Separate cupboard housing space for a freestanding tumble dryer.

Bedroom 1

Solid wood flooring. Large built in wardrobes with mirror fronted doors. Thermostatically controlled radiator. Double glazed uPVC windows overlooking the garden.

Bedroom 2

Solid wood flooring,. A dual aspect room with double glazed uPVC windows. Thermostatically controlled radiator. Built in wardrobe with mirror fronted doors.

Bedroom 3

Solid wood flooring. Double glazed uPVC window overlooking the front. Thermostatically controlled radiator. Built in corner wardrobe with mirrors fronted doors.

Outside

Front Garden

Large block paved driveway providing parking for several cars. Large hedged border. Further driveway leading to the garage.

Rear Garden

Extensive paved patio area with paved steps leading up to a lawned area. Door leading into garage. Gated side access. Various trees shrubs and flowers to borders with light pebbled stones. Outside tap and 3 power sockets.

