



27, Yew Grove

**Welwyn Garden City,
Hertfordshire, AL7 2HY
Guide Price £385,000**

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properties**

This beautifully presented 2-bedroom home offers stylish, low-maintenance living with a bright open-plan lounge/diner, modern kitchen with integrated appliances and French doors leading to a private rear garden. Upstairs hosts two generously sized bedrooms and a three piece bathroom suite. With allocated parking this property is perfect for downsizers, investors or first-time buyers looking to get on the property ladder!

- PRIVATE REAR GARDEN
- 2 BEDROOM TERRACE
- 1 ALLOCATED PARKING SPACE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- GAS CENTRAL HEATED & DOUBLE GLAZED WINDOWS
- CLOSE TO LOCAL AMENITIES AND SCHOOLS

GROUND FLOOR

Entrance Hall

A spacious hallway with doors leading to all ground floor rooms and the staircase to the first floor. Solid wood flooring throughout. Wall-mounted radiator and main alarm panel. Cupboard housing the fuse board.

Kitchen

An open doorway from the hallway leads to the kitchen, which has a variety of wall and base units with white fronts. Wooden worktops. Integrated slimline dishwasher, fridge-freezer, oven, gas hob, and extractor fan. Space for a washing machine. Double-glazed uPVC windows to the front, tiled splashback, and a stainless steel mixer tap over the sink basin.

Living/Dining Room

The living room is accessed through an open doorway, continuing the hallway flooring. This bright lounge/diner has a wall-mounted radiator and double-glazed uPVC French doors leading to the rear garden.



FIRST FLOOR

Landing

Carpeted stairs and landing with doors to all first floor rooms. Access to the loft.

Bedroom 1

A door from the landing leads to the master bedroom, which has engineered wood flooring and double-glazed uPVC windows to the front with shutters. A cupboard housing the Worcester boiler and water tank. Wall-mounted radiator.

Bedroom 2

A door from the landing leads to the second bedroom, which has solid wood flooring and double-glazed uPVC windows to the rear with shutters. Built-in wardrobe with ample storage. Wall-mounted radiator.

Bathroom

A door from the landing leads to a three-piece bathroom suite comprising of low-level WC with dual flush, sink with chrome mixer tap and vanity unit and glass shower cubicle with a rainfall shower and secondary shower head. Fully tiled walls and floor. Wall-mounted heated towel rail, extractor fan, and recessed ceiling downlighters.

EXTERNAL

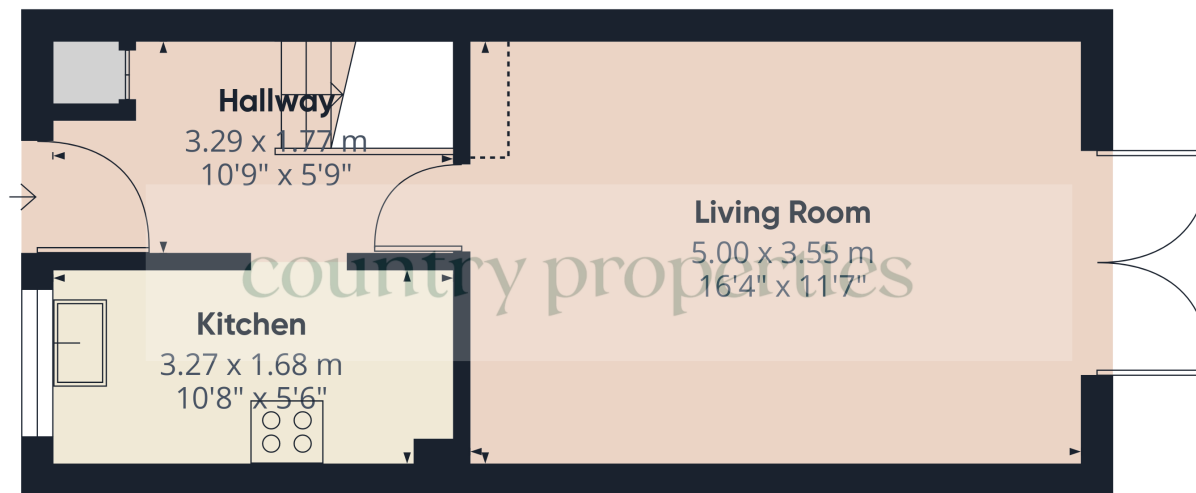
Rear Garden

French double doors lead to a paved rear garden with a pathway to a further paved seating area with grass on either side of the path. Fence surround and gated side access to a car park. Small garden shed and outdoor tap.

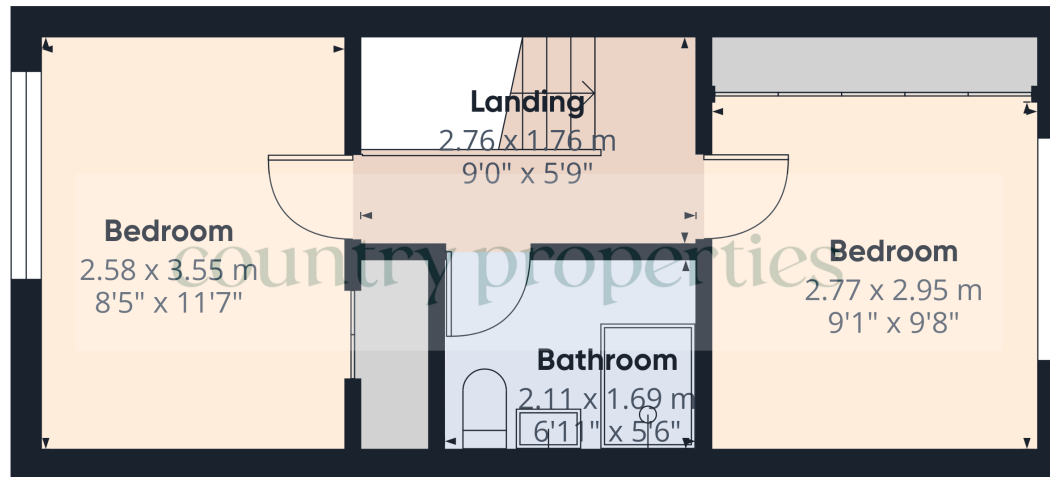
Front Garden

Paved front garden with a hardwired ring doorbell.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

55.8 m²
600 ft²

Reduced headroom

0.3 m²
3 ft²

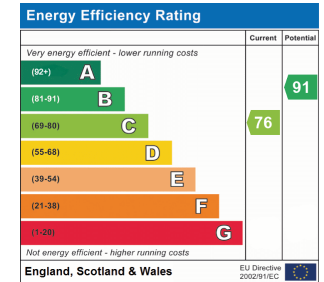
(1) Excluding balconies and terraces

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.

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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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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