



28, Bluebells

Welwyn,
Hertfordshire, AL6 0XD
£765,000

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properties

This nicely presented detached family house is located in a small cul de sac with a green to the front. The house has been subject to improvement by way of a re fitted kitchen with utility room off, The property also offers sizeable rear garden with mature trees and shrubs, creating a good degree of seclusion.

Ground floor

Entrance Hall

Solid entrance door giving access to hall, radiator, doors to cloakroom and dining room.

Cloakroom

Suite consisting of wc, pedestal wash hand basin, tiled floor and surrounds, radiator.

Dining Room

15' 9" x 13' 1" (4.80m x 3.99m) Plus Bay window to front, built in cupboard, radiator.

Lounge

14' 1" x 12' 0" (4.29m x 3.66m) Feature fireplace incorporating gas coal effect fire, patio doors to garden, radiator.

Kitchen/breakfast room

16' 3" x 7' 10" (4.95m x 2.39m) Re fitted kitchen with Stoves appliances consisting of gas hob with extractor over, oven and grill, single drainer sink unit with work surfaces and tiled surrounds, integrated dishwasher, tiled floor, window to rear, radiator to breakfast area.

Utility room

7' 4" x 5' 5" (2.24m x 1.65m) Range of base and eye level cupboards, with single drainer sink unit, plumbing for washing machine, tiled floor, window to rear, door to garden.

First floor

Landing

Hatch to loft



Bedroom One

10' 8" x 10' 5" (3.25m x 3.17m) Plus extensive range of fitted wardrobes some with glazed insets, matching dressing table recess, window to rear, radiator.

Ensuite shower room

With shower cubicle, wash hand basin, fully tiled walls and floor, window to side. radiator.

Bedroom Two

14' 1" x 8' 11" (4.29m x 2.72m) Window to rear, built in wardrobe/cupboard, radiator.

Bedroom Three

10' 6" x 10' 2" (3.20m x 3.10m) window to front, radiator.

Bedroom Four

9' 4" x 6' 10" (2.84m x 2.08m) Window to front, radiator.

Family bathroom

Suite consisting bath with pedestal wash hand basin, wc, fully tiled walls and floor, radiator, high level window.

Outside

Front garden

Front garden laid to lawn with borders, driveway and hard standing for two vehicles, side access to rear garden.

Double Garage

16' 5" x 16' 2" (5.00m x 4.93m) With twin up and over doors, power and light.

Rear garden

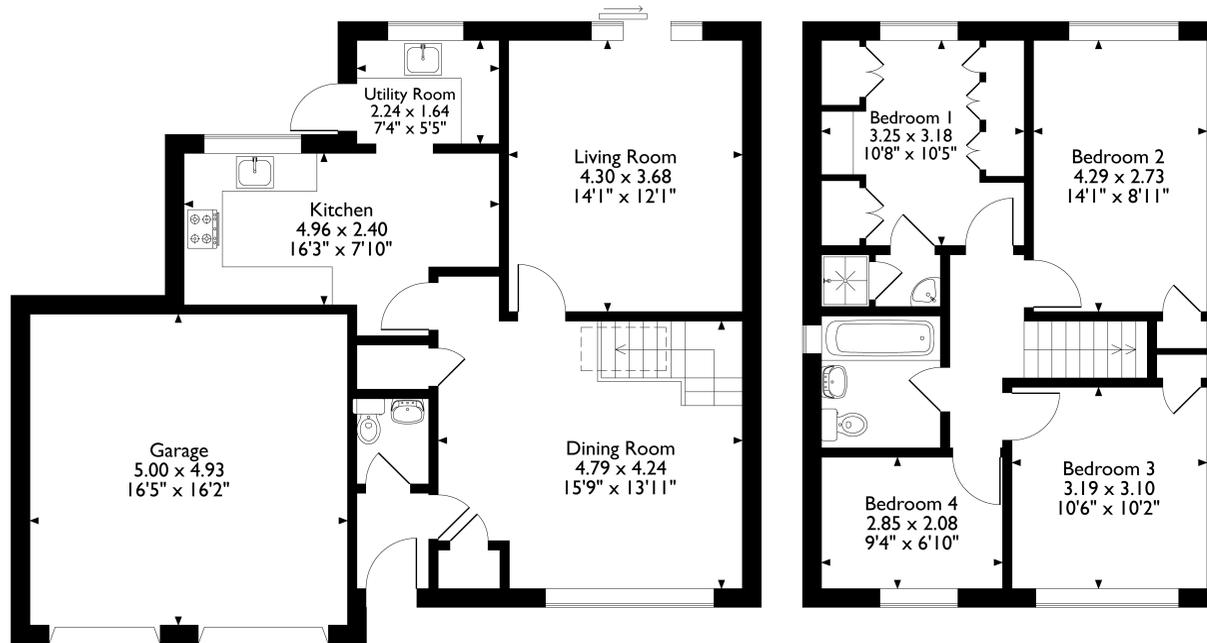
The rear garden is a particular feature well stocked with mature hedges and trees, flower beds, lawns and terrace,

Agents notes

There is great potential to create additional accommodation above the double garage, subject to the necessary planning consent.



28 Bluebells, Welwyn, Hertfordshire
Approximate Gross Internal Area
Main House = 112 Sq M/1205 Sq Ft
Garage = 25 Sq M/269 Sq Ft
Total = 137 Sq M/1474 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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