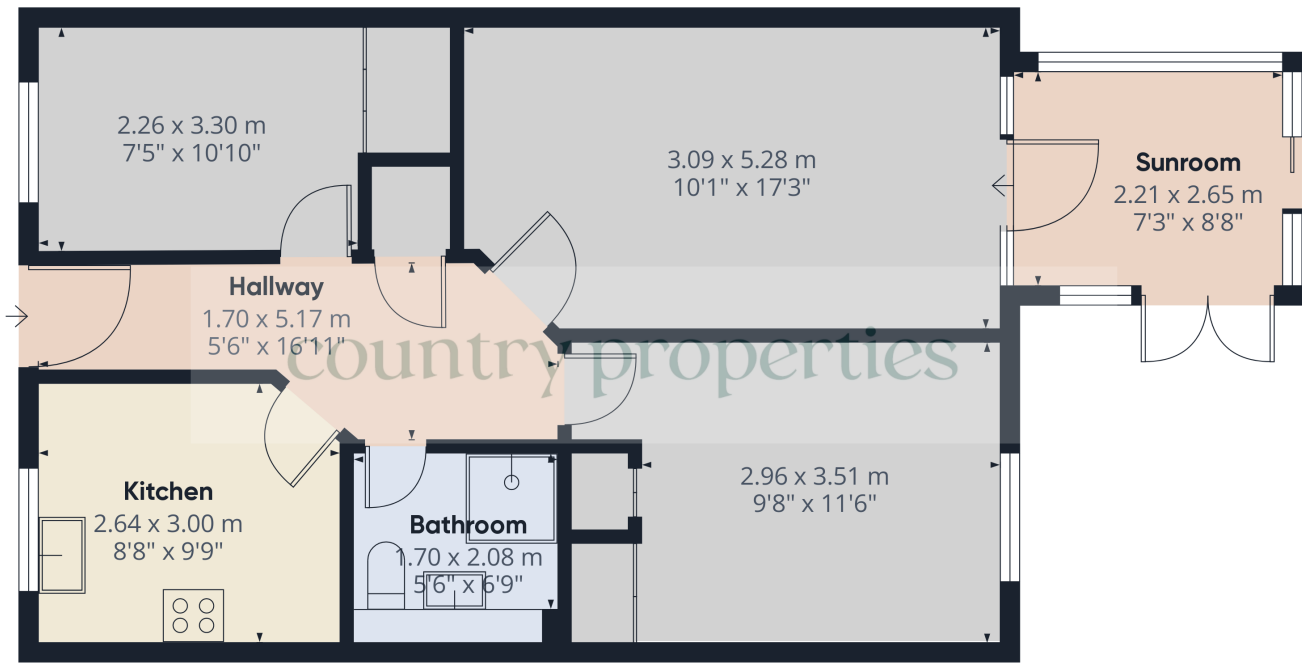




country  
properties

Welwyn,  
Hertfordshire, AL6 9FB  
Guide Price £450,000

4, Church Place



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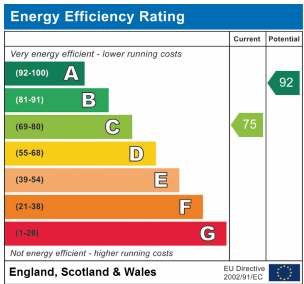
Approximate total area<sup>(1)</sup>  
61.78 m<sup>2</sup>  
665.01 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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

Country Properties | 3, Bridge Road | AL8 6UN  
T: 01707 339146 | E: welwyngc@country-properties.co.uk  
www.country-properties.co.uk

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A nicely presented two bedroom terrace bungalow for the over 55's with brand new boiler fitted . Ideal for walking to the centre of the village for shops and all facilities. This property has two allocated car standing spaces, view to the front overlooking lawn, mature tree and flower bed, and a low maintenance garden to the rear. There is a lounge to the rear of the bungalow and a conservatory overlooking the rear garden.

- Two bedrooms
- Small private development for the over 55's
- Lounge/diner
- Easy walking distance to the village centre
- Fitted kitchen
- Allocated car standing space
- Conservatory
- No upper chain
- Brand new boiler fitted

Accomodation

Entrance Hall

Stained glass entrance door to hall with hatch to loft, radiator, airing cupboard housing lagged copper cylinder, alarm system.

Kitchen

10' 0" x 8' 6" (3.05m x 2.59m) Fitted kitchen consisting of range of base and eye level cupboards housing gas hob and extractor, oven, integrated fridge and freezer, washing machine and dishwasher, cupbopard housing gas fired boiler, window to front, radiator, tiled floor and surrounds, single drainer stainless steel sink unit.

Lounge/dining room

18' 0" x 10' 2" (5.49m x 3.10m) Fireplace with electric fire, radiator, door to conservatory.

Conservatory

9' 0" x 7' 4" (2.74m x 2.24m) Double doors and sliding doors to garden.

Bedroom One

13' 10" x 9' 0" (4.22m x 2.74m) Range of built in wardrobes, window to rear, radiator.

Bedroom Two

11' 0" x 7' 6" (3.35m x 2.29m) Window to front, range of built in wardrobes, radiator.

Shower room/bathroom

Arranged at present as shower room with corner shower cubicle, pedestal wash hand basin, wc, tiled walls and floor, radiator.

Outside

Front of property

To the front mainly paved front garden, built in store cupboard, communal lawn and flower beds, mature tree.

Car parking

The property has two allocated car standing spaces, plus visitor parking.

Rear garden

low maintenance rear garden mainly paved with shrub beds, close interwoven fencing.

Agents notes

There is an annual service charge of £150 for the up keep of the communal areas.

