



10 High Street, Welwyn AL6 9EQ
tel. 01438 716471 f.
e. welwyn@country-properties.co.uk
www.country-properties.co.uk

24
Mill Lane Welwyn
AL6 9ET

Quick reference 2002272

£475,000



Ground

Lounge (Reception)

26' 10" x 14' 5" (8.19m x 4.39m) A warm and cosy room with feature fireplace and log burning stove. Large ceiling beam. Double glazed sash style window to front. Radiator. Smooth skimmed ceiling.

Snug

7' 10" x 5' 2" (2.40m x 1.59m) Useful area for PC and desk. Ideal home working area. Downlights to smooth skimmed ceiling. This area could easily be divided if required.

Kitchen

18' 8" x 19' 6" (5.70m x 5.95m) A stunning rear extension provides a fabulous kitchen with granite work surfaces. Central island. Vaulted glass ceiling which lets in the light and makes this a lovely family area. Fully equipped with units and appliances. Downlighters. Smooth skimmed ceiling. Cooker hood. Tiled floor. Deep butler sink with mixer taps. Ample wall and floor standing units,

Utility Room

9' 2" x 5' 3" (2.80m x 1.60m) Range of cupboards and working surfaces. Sink and plumbed for washing machine with cupboards uner..Window to rear. Window to side.

Lobby

8' 2" x 6' 7" (2.50m x 2.00m) Door to rear garden. Tiled floor. Smooth skimmed ceiling with downlighters.

Bathroom

8' 10" x 7' 10" (2.69m x 2.40m) Suite comprising wash hand basin, low level WC. Bath with thermostatically controlled hand held shower. Ladder style heated towel rail/radiator. Tiled walls. Tiled floor

First

Landing

Doors to the bedrooms and shower room

Bedroom 1

14' 5" x 12' (4.39m x 3.65m) Double glazed sash style window to front. radiator and smooth skimmed ceiling with downlights

Bedroom 2

10' 10" x 7' 10" (3.30m x 2.40m) Double glazed sash style window. radiator.

Bedroom 3

10' 2" x 8' 6" (3.10m x 2.60m) Double glazed sash style window to rear. radiator

Bathroom

Independent glass shower cubicle with over head shower. Bi folding door. Tiled walls. WC. Wash hand basin with stand and storage shelves. Mixer tap. Tiled splashback area. Ladder style towel rail/radiator

Outside

Garden

The garden is a splendid feature of the property and is much larger than expected. There is rear vehicular access via the car park and double gates open to hardstanding for several cars. Large lawn with shed and brick retaining wall and fence to the boundaries. Pedestrian right of way.

STUNNING EXTENDED COTTAGE IN FABULOUS CONDITION THROUGHOUT

This property must not be judged without viewing the interior

- * Large lounge with feature open fireplace
- * Fabulous kitchen with feature glass roof
- * Three bedrooms
- * Two bathrooms
- * Utility room and cloaks/wc.
- * Large rear garden with vehicular access
- * Parking space and hardstanding
- * Full replacement double glazing and gas heating
- * Fully modernised throughout in 2007
- * HIGHLY RECOMMENDED FOR VIEWING

