



17, Rollswood

Welwyn Garden City,
Hertfordshire, AL7 4DG
Offers In Excess of £375,000

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properties

This spacious 3 double bedroom End of Terrace house is located in a quiet cul-de-sac. The house benefits from a spacious kitchen and living room with the added bonus of a conservatory. With a south facing garden this property is a hidden gem

- END OF TERRACE
- 3 DOUBLE BEDROOMS
- CONSERVATORY
- ON STREET PARKING
- SPACIOUS KITCHEN AND LIVING ROOM
- SHORT DRIVE TO TOWN CENTER

Ground Floor

Entrance Hall

Light-coloured laminate flooring leading to the kitchen. Carpet leading to the living room. Radiator. Carpeted stairs leading to the first floor. Circular obscure patterned glass window overlooking the front. Glass double doors leading to Kitchen. Glass double doors leading to the living room.

Kitchen

Continuation of laminate flooring. Wide selection of wall and floor storage cupboards with light wood frontage. Roll edge worktops. Radiator. Space for free-standing, gas cooker, under the counter washing machine, freestanding fridge freezer. 11/2 stainless steel sink basin with mixer tap. Double glazed UPVC window overlooking the garden. Frosted pattern UPVC door leading out to garden. Integrated Bosch dishwasher.

Living Room

Continuation of carpet. Large double-glazed UPVC windows overlooking the front. Wall-mounted electric fire. TV and telephone points. Radiator. UPVC sliding doors leading to Conservatory.

Conservatory

Half brick built with numerous double-glazed UPVC windows. French doors leading outside to the garden. Tiled flooring.



First Floor

Landing

Doors leading to all rooms. Loft access. Door leading to airing cupboard with slatted shelves which also housing combi boiler.

Master Bedroom

Carpeted. Built-in over-the-stairs storage. Double glazed UPVC windows overlooking the front. Radiator.

Bedroom Two

Carpeted. Double glazed UPVC windows hope look in the front. Built-in storage. Radiator.

Bedroom Three

Carpeted. Double-glazed UPVC windows overlooking the garden. Radiator.

Bathroom

Three-piece bathroom suite comprising of low-level WC with dual flush, sink basin and shaped panelled bath with thermostatically controlled riser shower. Glass shower screen. Sunken ceiling downlighters. Partially tiled. Large obscured glass double glazed UPVC windows overlooking the garden. Laminated flooring. Mounted heated towel rail.

Exterior

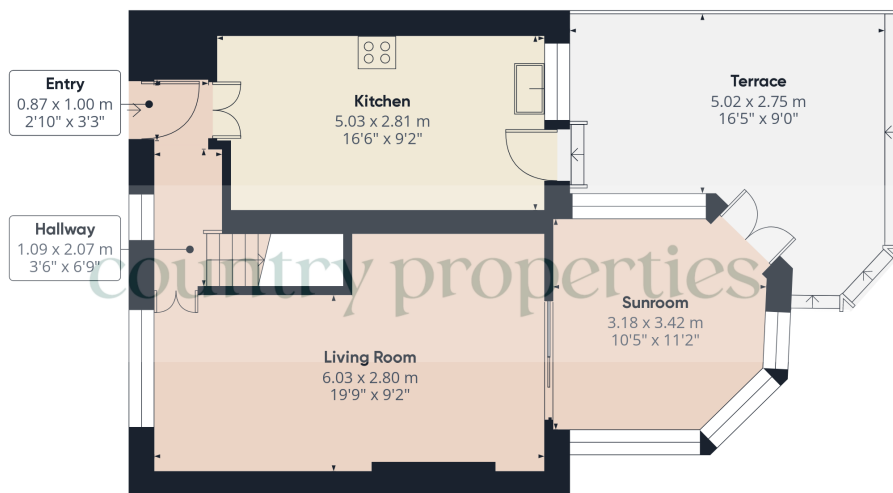
Front Garden

Pathway leading to front door. Side access to rear garden. Mainly laid to lawn area.

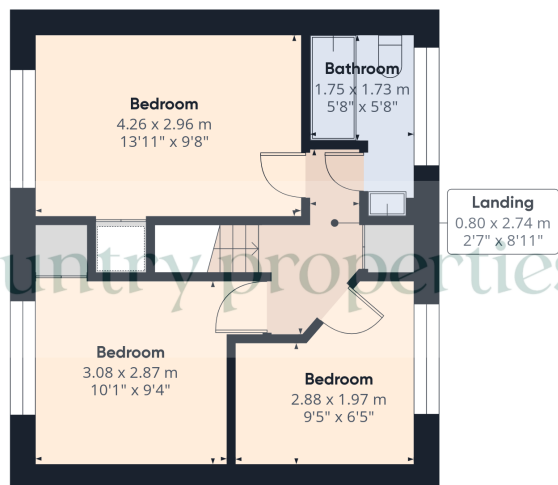
Rear Garden

Small decking area leading from the kitchen and Conservatory, leading down to a slate garden. Small bushes and shrubs surrounding the borders. Paving slabs leading down to sheds which has power inside. Side access.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

88.47 m²
952.28 ft²

Balconies and terraces

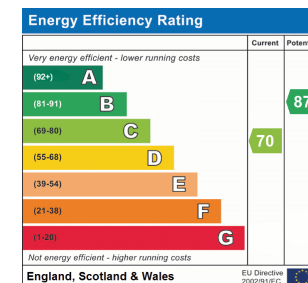
18.19 m²
195.8 ft²

(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.

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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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