



29, Sloansway

Welwyn Garden City,
Hertfordshire, AL7 1NA
Guide Price £450,000

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properties

A Gardeners Paradise... This 3 bedroom property benefits from a larger than average rear garden with fruit trees, pond and various seating areas, the property requires some modernisation but offers good sized accomodation with a garage and drive for 2 cars.

- 3 good sized bedrooms
- Garage and Drive for two cars
- A larger than average plot
- Located within a few hundred yards of shops
- Fruit trees within the garden
- In need of some modernisation

Ground Floor

Entrance Hall

UPVC double glazed door leading through into a spacious entrance hall with stairs to first floor, glazed door to living room and door to kitchen. Wall mounted electric panel radiator. Replacement UPVC double glazed leaded light window to side. Ceiling fan. Cupboard housing metres. Tile effect vinyl flooring.

Living Room

Replacement UPVC double glazed windows to front. Television and telephone points. Feature gas flame effect fire with Marble effect hearth end rear with timber mantle. Open walkway leading through to dining room.

Dining Room

Radiator. Sliding patio doors leading to Conservatory.

Conservatory

Ceramic floor tiling and aluminium lean to style Conservatory with power points within. Wall mounted light. PIR controlled security lights. Sliding patio doors leading out onto garden.

Conservatory currently doubles up as a utility room with space and plumbing for an automatic washing machine and tumble dryer, and space for a tall fridge/freezer.

Kitchen

Continuation of the tile effect vinyl flooring. Roll edge worktop with white fronted cupboards above and below. Ceramic wall tiling. Space and plumbing for oven. Stainless steel single bowl sink unit. Space for under worktop fridge or freezer. Space and plumbing for slim line dishwasher. Under stairs recess.



First Floor

Landing

Airing cupboard with slatted shelving within. Loft access. Doors to rooms.. Replacement UPVC double glazed leaded light window to side.

Bedroom One

UPVC replacement double glazed window to front. Radiator. Chimney breast with recess either side. Ceiling coving.

Bedroom Two

Replacement UPVC double glazed window to front. Radiator.

Bedroom Three

Replacement UPVC double glazed window to rear. Radiator.

Bathroom

Walk in shower cubicle with Triton electric shower over. Ceramic wall tiling. Wall hung wash hand basin.

WC

Replacement UPVC double glazed window to rear. Low level dual flush WC. Ceramic wall tiling to dado height.

Outside

Front Garden

Mainly laid to lawn with various flowers and shrubs to borders and ornamental trees within. Driveway providing off road parking for two vehicles and access to the garage.

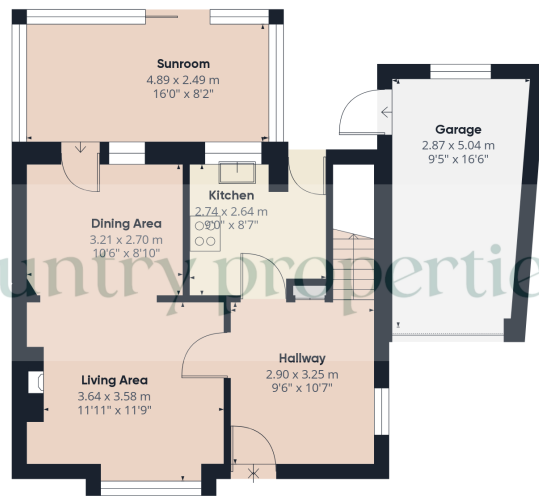
Rear Garden

Property benefits from a larger garden which goes full width of the house, driveway and garage and extends back over sixty foot. There's a small pond. Extensive patio area. Various flowers and shrubs to borders. Footpath to rear timber fence and hedge surround. There is a large Maple tree located centrally within the plot, various fruit trees with different types of apples providing a yearly bumper crop.

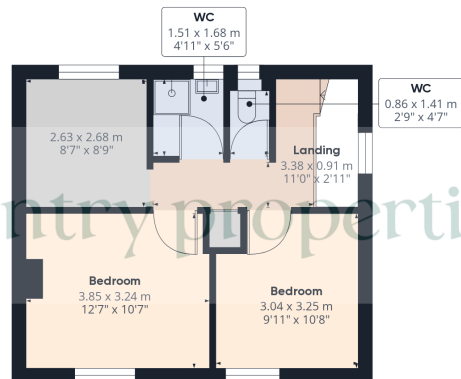
Garage

A single garage with up and over door light and power. Replacement UPVC double glazed leaded light window to rear and replacement UPVC leaded light door to side.





Ground Floor



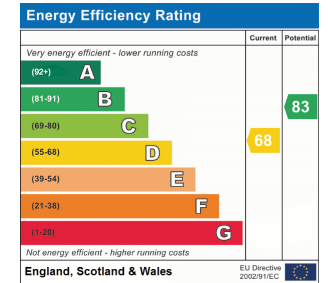
Floor 1

Approximate total area⁽¹⁾
105.56 m²
1136.24 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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