



24, Barnfield Road

Welwyn Garden City,
Hertfordshire, AL7 3TQ

Offers In Excess Of £500,000

COUNTRY PROPERTIES
PART OF HUNTERS

CHAIN FREE. This spacious chain free three bed end of terrace comprises with modern kitchen, off road parking for three/four cars and a large rear garden with potential to extend (subject to planning).

- Chain free!!
- End of terrace
- 3 bedrooms
- Off Road Parking For 3 Cars With A Garage
- Large Rear Garden
- Potential to Extend - Subject to Planning Permission
- Modern Kitchen with built in appliances
- Close to train station and local amenities
- Fully Rewired & Re-furbished boiler with new radiators

Ground Floor

Entrance Hall

Wooden flooring, stairs leading to first floor which are carpeted, thermostatically controlled radiator, doors leading to living room, kitchen and downstairs WC, spotlights, under the stairs storage.

Living Room

Double glaze Georgian style UPVC windows overlooking the front, TV aerial port, phone line, carpeted, built in storage, living flame gas fire

Kitchen/Diner

This recently refitted modern kitchen comprises of plenty of wall and floor cupboards grey in colour with stainless steel handles, integrated appliances include fridge freezer, dishwasher and washing machine. Integrated double oven, integrated induction hob with extractor hood over, door leading to side and garage with frosted glass Georgian style typically UPVC windows overlooking the garden and separate patio door leading the garden, spotlights, USB charge points, radiator, wall mounted Worcester boiler combi, 1 ½ sink basin with chrome mixer tap.

Cloakroom

Low level WC With dual flush, corner sink basin with chrome mixer tap, spotlight, extractor fan, small double glazed UPVC window frosted to side, wooden flooring.



First Floor

Landing

Carpeted, loft access, doors to bedroom 1,2 and 3 & bathroom. Double glazed Georgian style UPVC window overlooking side.

Master Bedroom

Carpeted, thermostatically controlled radiator, double glazed Georgian style UPVC windows overlooking garden.

Bedroom 2

Carpeted, thermostatically controlled radiator, double glazed UPVC windows Georgian style overlooking front.

Bedroom 3

Carpeted double glazed UPVC windows Georgian style overlooking side.

Bathroom

Three piece bathroom suite comprising of bath with chrome taps with shower overhead with rainfall feature. Glass shower screen, heated towel rail, partially tiled, extractor fan double glazed Georgian style UPVC windows frosted overlooking side, pedestal sink basin with chrome mixer tap, low level WC with dual flush, dark grey laminate flooring.

Exterior

Front Garden

Block pave drive big enough for three to four cars. Drive way and new concrete posting & fence was put in 2 years ago. Gate allowing side access to the garden. Access to garage.

Rear Garden

Paving slab area for seating, door leading to garage, side access, outdoor power, small dwarf wall leading up to large garden, mainly lawn area. New concrete posts and fences installed 2 years ago, small shed for storage, outdoor tap, apple tree at back, plenty of space to put in extension subject to planning.

Garage

Mainly used for storage. Small workbench at back

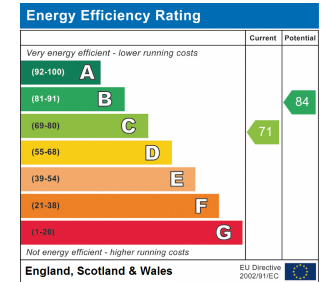
Agents Notes

EPC Rating: 71(C)
Council tax: Band C £1796
Tenure: Freehold
Flood risk: Very low
UPRN: 100080971448





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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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