



17, Wren Wood

Welwyn Garden City,
Hertfordshire, AL7 1QF
£425,000

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properties

So much more than meets the eye, This 3 bedroom terraced home is exceptionally well presented throughout and offers good sized 3 bedroom accommodation and a 19'10" x 15'10" Livingroom. the property really is ideal for a young growing family.

- 3 Good sized bedrooms
- Utility Room and cloakroom
- Spacious Living room
- Conservatory
- Refitted Kitchen and bathrooms
- Off road parking

Ground Floor

Entrance Hall

Replacement composite door to front with UPVC window to side, ceramic floor tiling, radiator, ample room for coats and boots.

Kitchen / diner

A modern spacious kitchen/diner with replacement UPVC double glazed window to front. The kitchen consists of a granite worktop with ceramic Butler style sink and Chrome effect tap over, oak effect fronted cupboards with brushed steel handles, space and plumbing for dishwasher, space for American style fridge/freezer, integrated stainless steel oven and grill and further five burner induction hob with stainless steel chimney style extractor over, various wall and base cupboards including pan drawers and pull out spice racks, sunken ceiling downlighters, ceramic floor tiling, dining area providing ample room for a table and six to eight chairs, glazed oak door leading to utility room, and oak door providing under stair storage.

Utility Room

Continuation of the ceramic floor tiling, solid timber worktop with space below for automatic washing machine and tumble dryer with cupboard above, wall mounted gas boiler, sunken ceiling downlighter, door to Cloakroom.

Cloakroom

Continuation of the ceramic floor tiling, timber worktop with ceramic Butler style sink within a cupboard below concealed system, low level WC with push flush, radiator, natural light via a light tunnel.



Living Room

A spacious room with three radiators, stairs to first floor, engineered oak flooring, television and telephone points, under stair recess with cupboard within, four wall light points, replacement UPVC double glazed sliding patio doors to Sun lounge.

Sun lounge

Continuation of the engineered oak flooring, full height brick wall, further three quarter height brick wall to sides, standard window heights with UPVC double glazed windows to rear and UPVC double glazed French doors to rear, dual wall polycarbonate roof with roof blinds, two radiators, two wall light points.

First Floor

Landing

Oak doors to bedrooms and etched glass door to bathroom, step ladder leading to Storage area.

Bedroom 1

UPVC windows to the front of the property, radiator, built-in wardrobes with shelf and hanging space within, sunken ceiling down lighters.

Bedroom 2

A good sized double bedroom with UPVC double glazed window to rear, radiator, ample room for a double bed and freestanding furniture.

Bedroom 3

An irregular shaped room with two UPVC double glazed windows to rear, built in storage cupboard, radiator, room for freestanding furniture.

Bathroom

An exceptionally well presented refitted bathroom comprising of a low level dual flush concealed system WC, panelled bath with side mounted taps and shower attachment, large wash hand basin with mixer tap over inset within a vanity unit with cupboards below, double walking shower cubicle with glass screen, ceramic wall tiling, thermostatically controlled rain fall shower with further handheld shower, wall mounted chrome effect heated towel rail, spot lighting, extractor fan, high level replacement UPVC double glazed window with obscured glass, backlit mirror, ceramic floor tiling.

Outside

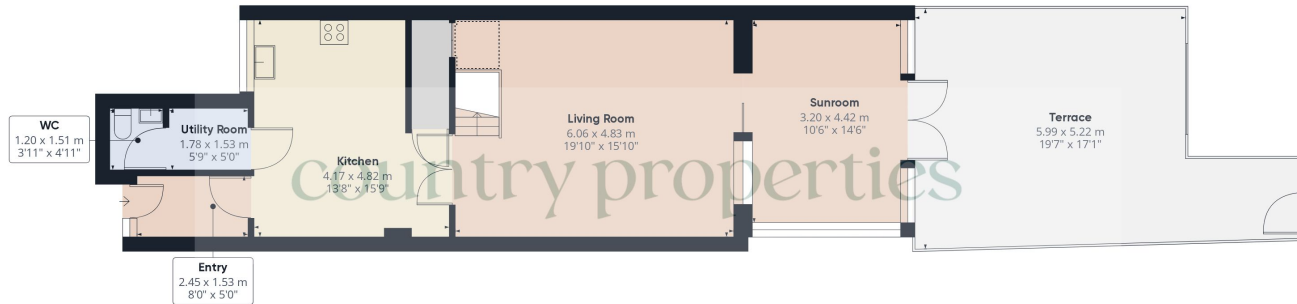
Front Garden

Driveway providing off-road parking for one vehicle, pathway to front door, hedge surround, storage area to side of entrance hall with outside tap and further shower style unit used for washing dog, bin store area.

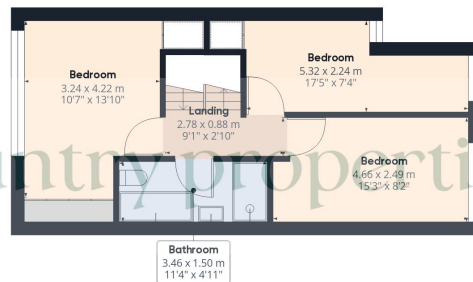
Rear Garden

The rear garden with timber decking throughout, timber fence and concrete posts around, gate leading out onto green area and children's play area, security lighting, large timber shed.





Ground Floor



Floor 1

Approximate total area⁰⁰118.37 m²
1274.16 ft²**Reduced headroom**2.3 m²
24.8 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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Viewing by appointment only

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