



22, Rooks Hill

Welwyn Garden City,
Hertfordshire, AL8 6ET

Offers In Excess Of £700,000

COUNTRY PROPERTIES
PART OF HUNTERS

COUNTRY PROPERTIES

ALL THE ADVANTAGES OF THE 'WEST-SIDE'!!! Extended Semi detached 3 bedroom home with charming gardens and only a half mile radius of the town and station. Planning permission granted for extension and Garage conversion! Garage and off road parking.

- Extended 3 Bed Semi.
- Living room with bay and feature fire place.
- Garage and parking.
- Spacious Kitchen / Diner With Utility Room
- South Facing Garden
- Planning permission granted to add a 4th First Floor bedroom & Garage conversion for a 5th bedroom with ensuite plus a separate Home Office
- Close To Town Centre & Station
- Great School Catchment Area

Ground Floor

Entrance Hall

Stairs to the first floor, radiator, under stairs storage cupboard which houses gas meter, Engineered oak wood flooring , three multi paned glazed doors leading to the Living Room, Dining Room and Kitchen, door leading to Cloakroom.

Cloakroom

White suite comprising low level WC, pedestal wash hand basin, radiator, double glazed window, Tiled Sandstone Flooring.

Living Room

A bright and delightful room with a walk in double glazed bay window to the front, recently fitted multi-fuel burner which is a great feature for this room, Engineered oak wood flooring., two radiators, display alcoves with wall light points, television point. Solid oak doors leading to the Kitchen / Diner.

Kitchen / Diner

This spacious and well maintained Kitchen / Diner is fitted in a variety of modern base units and drawers with solid oak worktops over and tiled splash backs. Matching wall cupboards. Inset ceramic belfast sink with detachable spray head mixer tap. Range of integrated appliances including five burner gas hob, double oven and grill, dishwasher and fridge freezer. State style floor tiles. Flooded in natural light provided through two remotely operated Velux roof windows and french doors to the rear. Kitchen flows into the Utility room.



Utility Room

Fitted with the same matching base and wall cupboards with solid oak worktops as the Kitchen. Space and plumbing for washing machine and tumble dryer. Inset Belfast sink with detachable spray head mixer tap. Window to the side

First Floor

Landing

Large replacement double glazed window, access to a large, insulated, boarded loft with lights and power. Linen cupboard

Master Bedroom

Double glazed window to the front, radiator. Large built in wardrobes. Carpeted. Television point.

Bedroom Two

Double glazed window to the rear, radiator. Engineered oak wood flooring

Bedroom Three

Double glazed window to the rear, radiator. Carpeted.

Family Bathroom

Fitted with a modern white suite comprising low level wc, vanity unit with inset wash hand basin, panelled bath with central taps, mains shower control over and glass shower screen. Fully travertine tiled, recessed ceiling spotlights, extractor fan, chrome heated towel rail. Window to the front. Tiled Sandstone Flooring.

Outside

Front Garden

A lawned garden with interlocking block pavia driveway for two - three vehicles in front of the garage.

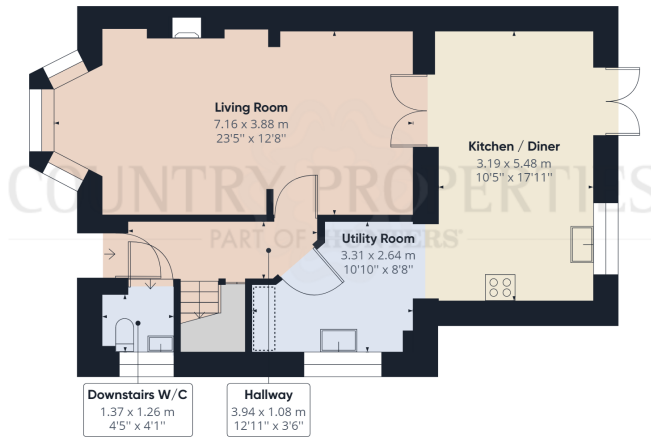
Rear Garden

Well laid out and maintained south facing rear garden with a wide patio extending across the rear of the property and a central lawn with paths running to the sides and rear. With borders to either side, the garden is secured to the left by an established hedge with raised border and to the right and rear by a wooden fence. Benefits include a brick built bbq and log store. Recently fitted shed.

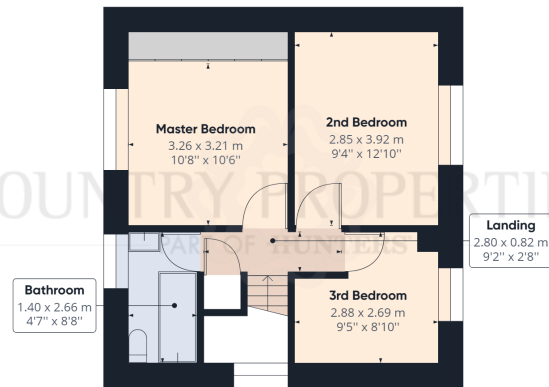
Garage

Single garage of brick construction with up and over doors, light and power within with gated access to the Rear Garden.

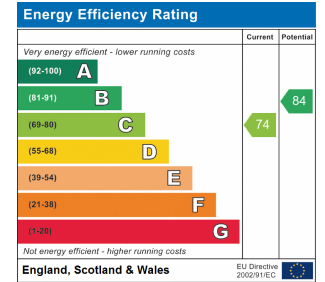




Ground Floor



Floor 1



Approximate total area⁽¹⁾

98.69 m²
1062.24 ft²

Reduced headroom

0.66 m²
7.06 ft²

(1) 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.

GIRAFFE360

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

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyn@country-properties.co.uk

www.country-properties.co.uk