



36, Marley Road

Welwyn Garden City,
Hertfordshire, AL7 4BS
Guide Price £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

WHAT A GEM!! This extremely well presented 2 double bedroom house comprises of a large living room, recently refitted Kitchen and Bathroom and an Orangery on the back. With Large rear garden and off road parking for 2 cars this property is a must view!!

- END OF TERRACE
- BEEHIVE CINSERVATION AREA
- REFITTED BATHROOM
- REFITTED KITCHEN
- ORANGERY
- FREEHOLD
- CLOSE TO LOCAL PLAY AREA
- 2 DOUBLE BEDROOMS
- OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM

Ground Floor

Entrance Hall

Large wide spacious entrance hall with stairs leading to first floor, stairs are carpeted. Door leading to living room, Storage cupboard housing gas & electric meters with a new RCD unit. Just before the Kitchen there is another sizeable storage cupboard to the left, thermostatically controlled radiator, Double glazed UPVC windows, one over looking the front the other the side.

Living Room

This large Living Room is carpeted and contains a full working wood burner. Thermostatically controlled radiator, large double glazed UPVC window overlooking the front, patio doors leading to rear garden, double glazed UPVC window looking into the orangery. Large area at the back of the Living Room to have a dining room table.. TV aerial port and phone line.

Kitchen

This recently refitted modern Kitchen comprises style and storage. Laminate flooring, plenty of wall and floor cupboards with high gloss finish, large integrated freezer and separate fridge, integrated Belling double oven, Belling induction hob with extractor hood over, integrated John Lewis washing machine, wall mounted Worcester combi boiler, ceramic sink basin with Chrome mixer taps built into a lovely roll edge stone affect worktop, double glazed UPVC windows overlooking the garden, breakfast bar built in for 2 people, thermostatically controlled radiator, door leading to cloakroom, French doors leading to orangery, spotlights under counter cabinets and spotlights on ceiling.

Cloakroom

Laminate tile effect flooring, low level WC with dual flush, wall mounted heated towel rail, sink basin with Chrome mixer tap with cupboard storage underneath, spotlights, extractor fan.



Orangery

This lovely Orangery overlooking the large rear garden is a great addition to this house. With laminate flooring containing under floor heating great for winter days, thermostatically controlled radiator, French doors leading to garden, double glazed UPVC windows, all around lets in plenty of natural light, spotlights.

First Floor

Master Bedroom

Carpeted, thermostatically controlled radiator, double glazed UPVC windows overlooking the front, spotlights, built in wardrobe.

Landing

Carpeted, frosted double glazed UPVC window overlooking the side, doors leading to master bedroom, second bedroom and bathroom, door to airing cupboard, loft access with ladder & partially boarded.

Bathroom

Three piece bathroom suite comprising of bath with chrome mixer taps and thermostat controlled shower overhead, sink basin with chrome mixer tap, low level WC with dual flush, small wall mounted heated towel rail, bathroom is fully tiled, extractor fan, frosted double glazed UPVC windows overlooking the garden, spotlights.

Bedroom Two

Carpeted, thermostatically controlled radiator, double glazed UPVC windows overlooking the rear garden, built in wardrobes.

Outside

Front Garden

Block paved driveway big enough for three cars, pathway leading to front door, electric power sockets and tap.

Rear Garden

Patio doors leaving from the Living Room to a paved area big enough for outdoor entertaining, outdoor tap. Patio doors also lead out from the Orangery, again comprising of a paved area, small dwarf wall with different varieties of shrubs, bushes, flowers, with steps leading up to a mainly laid to lawn area with bedding for plants and shrubs all around finishing off with a small shed. Entering through a metal gate at the back of the property leads you to a pebbled area, currently used as a mini allotment with greenhouse and large storage shed, The borders contain a variety of shrubs and trees.

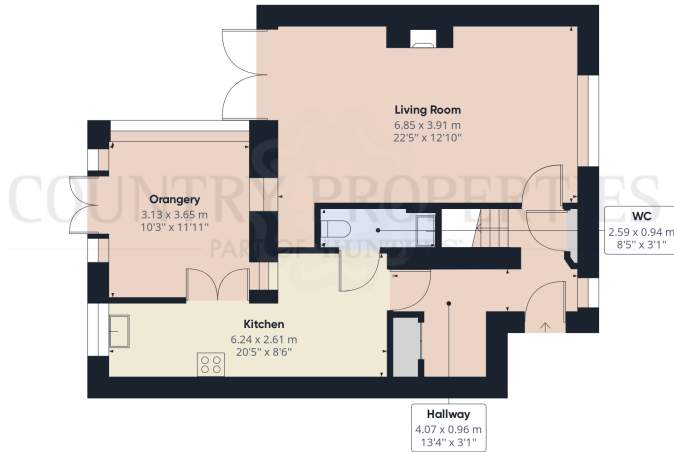
Agents Notes

Tenure: Freehold

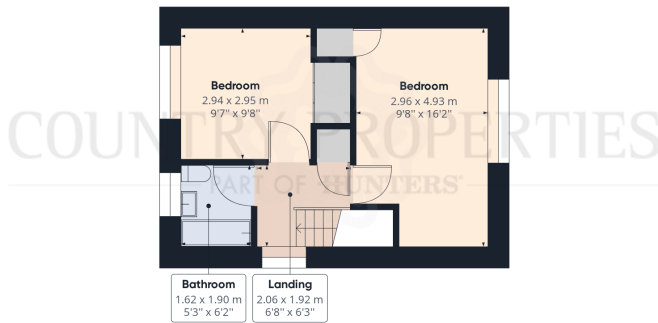
EPC Rating: C

Council Tax Band : C £1885 P.A

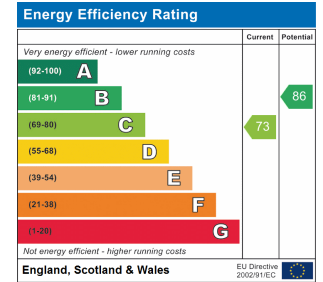




Ground Floor



Floor 1



Approximate total area⁽¹⁾

98.02 m²
1055.04 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.

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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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