

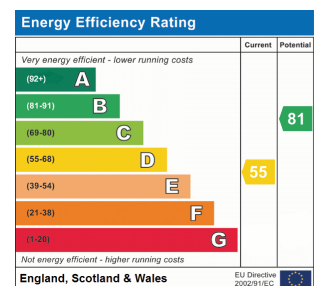
Approximate total area<sup>1)</sup>  
119.4 m<sup>2</sup>  
1284 ft<sup>2</sup>  
  
Reduced headroom  
0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

Viewing by appointment only

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CHAIN FREE!! This traditional 3 bed semi detached home offers an extensive front garden with off road parking for several cars and manageable rear garden. Just off Parkway this house is great for commuters as it is close to to the town center and train station and for young families walking distance to Applecroft school. With 2 double bedrooms, conservatory and downstairs w/c this property is true Welwyn Garden City.

- CHAIN FREE!!
- 3 BED SEMI DETACHED
- LARGE CORNER PLOT
- GARAGE AND OFF ROAD PARKING FOR SEVERAL CARS
- GREAT WESTSIDE LOCATION
- CONSERVATORY
- CLOSE TO LOCAL SHOPS AND AMENITIES
- CLOSE TO APPLECROFT SCHOOL

Ground Floor

Entrance Hall

Carpeted. Double glazed UPVC window overlooking the side. Carpeted stairs leading to 1st floor. Doors leading to all rooms .Radiator. Under the stairs storage cupboard.

Dining Room

Carpeted. Radiator. Feature fireplace but boarded. Large bay window with double glazed UPVC windows overlooking the front.

Living room

Carpeted. Gas feature fireplace. Radiator. Georgian style French doors leading into Conservatory. Georgian style double glazed UPVC windows looking into the Conservatory. TV and telephone point. Door leading into kitchen.

Downstairs W/C

Two piece bathroom suite comprising of low level WC with dual flush, corner sink basin with chrome mixer tap. Frosted glass double glazed UPVC window overlooking the side. Tile effects vinyl flooring.

Kitchen

Good selection of wall and floor storage cupboards with cream frontage. Integrated appliances include double AEG oven, Electrolux four gas hob burner with extractor fan over. White tile splash back. Space for under the counter dishwasher and space for freestanding fridge freezer. Wall mounted boiler. Laminated flooring. Large white sink basin with chrome mixer tap. Georgian style double glazed UPVC windows overlooking the front. Door leading to small porch area with doors leading to garden and the garage. Sunken ceiling downlighters.



Conservatory

Tiled flooring. Two radiators. Double glazed UPVC windows running 2/3 around. Plastic paneled roof with pull blinds.

First Floor

Landing

Carpeted. Doors leading to all rooms. Loft access. Double glazed UPVC window overlooking the side.

Bedroom 1

Carpeted. Large built in wardrobes with wooden frontage. Radiator. Double glazed UPVC windows overlooking the front.

Bedroom 2

Carpeted. Radiator. 2 built in wardrobes. Double glazed U PVC windows overlooking the garden.

Bedroom 3

Carpeted. Radiator. Double glazed UPVC windows overlooking the garden.

Bathroom

Refurbished bathroom comprising of three piece bathroom suite with low level WC with dual flush. Low level bath with riser shower attachment above and glass shower screen, sink basin with chrome mixer tap and storage underneath. Obscure glass double glazed UPVC window overlooking the side. extractor fan. Wall mounted towel rail.

Exterior

Front Garden

Large corner plot which is mainly laid to lawn with hedge bordering and with a selection of trees. Path leading to front door. Access to driveway and garage.

Rear Garden

Mainly laid to lawn With a selection of shrubs, trees and bushes bordering. Small paved path leading from Conservatory and porch area. Gated side access.

Garage

Access from Turmore Dale and off road parking for at least three cars. Electric up and over door.

