

FOR SALE

£390,000 Freehold



Carve Ley, Welwyn Garden City, Hertfordshire. AL7 3HJ

- THREE BEDROOMS
- WEST FACING REAR GARDEN
- OVERLOOKING GREEN
- COMBINATION BOILER
- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- TERRACE HOUSE
- KITCHEN/DINER
- DUAL ASPECT LOUNGE
- AMPLE COMMUNAL PARKING
- CLOSE TO AMENITIES



PROPERTY DESCRIPTION

This lovely three bedroom family home located in Welwyn Garden City is beautifully positioned overlooking a green to the front. The property comprises; entrance hallway, lounge, kitchen/diner, three bedrooms and bathroom. To the rear, the West facing garden has been lovingly landscaped with patio and grass area.

Carve Ley is nestled on a quiet green but offers fantastic amenities all within walking distance including:

Local park 0.1 Miles

Swallow Dell Primary School 0.3 Miles

Local shops 0.3 Miles

Hospital 0.9 Miles

Train Station 1.2 Miles

Town Centre 1.4 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Door leading to the lounge. Stairs to the first floor.

LOUNGE

3.62m x 5.16m (11' 11" x 16' 11")

A good size lounge running the length of the house with window the front aspect and patio doors opening to the rear garden.

Downlighting. Radiator. Door to the kitchen.

KITCHEN/DINER

3.27m x 5.16m (10' 9" x 16' 11")

Kitchen/diner comprising a range of wall and base units with worksurface over. Oven, 4 ring gas hob and extractor over. Space for washing machine, undercounter fridge and fridge freezer. Stainless Steel Sink and drainer. Tiled flooring. Downlighting. Window and doors to the front and rear aspect.

FIRST FLOOR

FIRST FLOOR LANIDNG

Doors to bedrooms and bathroom. Window to the rear aspect. Radiator.

BEDROOM ONE

3.56m x 2.90m (11' 8" x 9' 6")

Double bedroom with window to the front aspect. Radiator. Storage cupboard. Access to the loft via hatch and pull down ladder.

BEDROOM TWO

3.42m x 2.4m (11' 3" x 7' 10")

Double bedroom with window to the front aspect. Two storage cupboards. Radiator.

BEDROOM THREE

2.89m x 2.18m (9' 6" x 7' 2")

Single bedroom with window to the rear aspect. Radiator.

BATHROOM

2.93m x 1.74m (9' 7" x 5' 9")

Fully tiled bathroom comprising; Side panel bath with shower over and shower screen, wash hand basin and enclosed cistern w/c. Two windows to the rear aspect. Heated towel radiator.

EXTERIOR

FRONT GARDEN

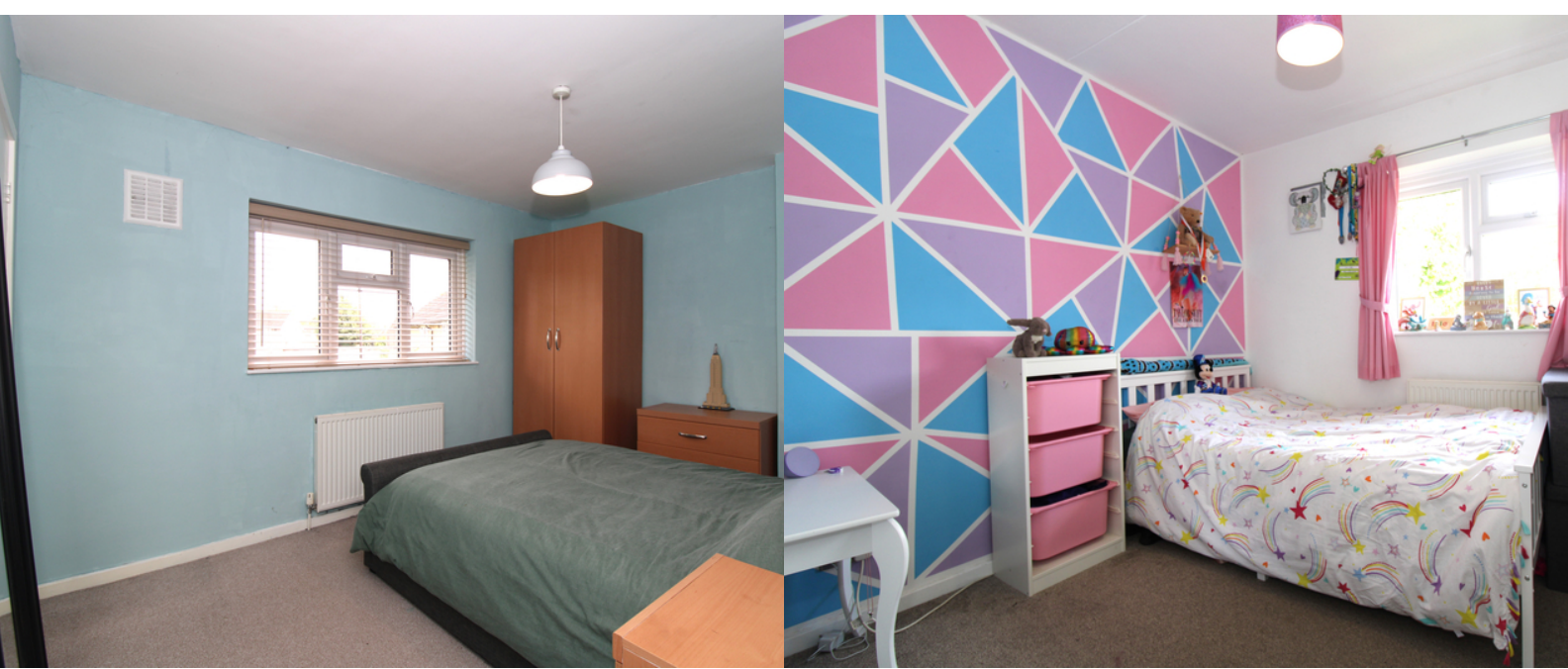
Mainly laid to lawn with path to the front door.

REAR GARDEN

Beautifully landscaped, fully enclosed West facing rear garden with patio and lawn area. Space for shed.

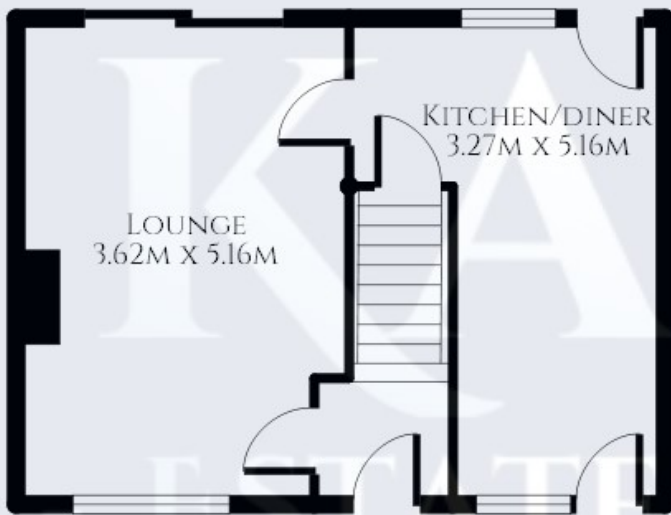
PARKING

Ample on street parking can be found to the front of the property.

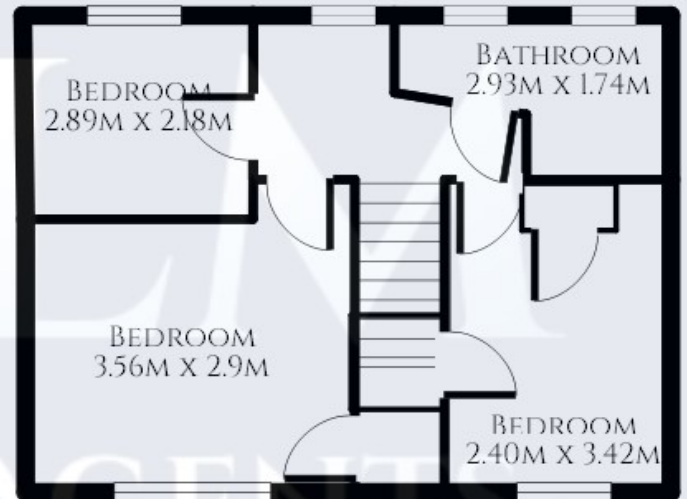


FLOORPLAN & EPC

KALM
- ESTATE AGENTS -



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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