



17, Howlands

Welwyn Garden City,
Hertfordshire, AL7 4RB
Guide Price £415,000

COUNTRY PROPERTIES
PART OF HUNTERS

The potential is clear... A 3 bedroom home in need of some modernization and offered chain free, the property offers good sized living accommodation, a driveway with potential to extend this further, low maintenance garden.

- Popular Location on the South Eastern outskirts of town
- Driveway and potential for more
- Chain Free
- 3 Bedrooms - bedroom 3 is currently fitted as a study
- In need of modernisation
- Conservatory

Ground Floor

Inner Hall

Timber framed porthole window to front, radiator, stairs to first floor, door to living room.

Living Room

UPVC replacement double glazed Georgian style window to front, wall mounted gas flame effect fire, television and telephone points, radiator, door to kitchen/ breakfast room, glazed timber framed French doors to conservatory.

Conservatory

UPVC double glazed conservatory with full polycarbonate roof, various window openings, door to side.

Kitchen/ Breakfast Room

Replacement UPVC double glazed Georgian style window with replacement UPVC double glazed door leading to rear garden, Roll edge worktop with cupboards above and below, space and plumbing for automatic washing machine, space for electric oven with extractor over, under worktop space for fridge, stainless steel bowl single sink unit with Chrome effect taps over, door into under stair storage cupboard, further door to storage area. The under stair storage cupboard has potential to be used as a utility room and currently houses a below counter size fridge/freezer and has shelving and further cupboard within.



Entrance Hall

Hardwood glazed door leading through to entrance hall, multi paned glazed door through to kitchen breakfast room, multi pane glazed door through to inner hall.

First Floor

Landing

Doors to bedrooms and bathroom, airing cupboard with hot will tank slatted shelving within , loft access.

Bedroom One

Replacement UPVC double glazed Georgian style window to front, radiator, over stair storage, cupboard with hanging space within.

Bedroom Two

Two replacement UPVC double glazed Georgian style window to front, over stairs storage cupboard and a radiator.

Bedroom Three

Replacement UPVC double glazed Georgian style window to rear, radiator.

Bathroom

Replacement UPVC double glazed Georgian style window to rear, radiator, pedestal wash hand basin with mixer tap over, panel bath with mixer tap and shower attachment, wall mounted electric heater, ceramic wall tiling.

WC

Replacement UPVC double glazed Georgian style window to rear, low level WC with dual flush, concealed system, ceramic wall tiling.

Outside

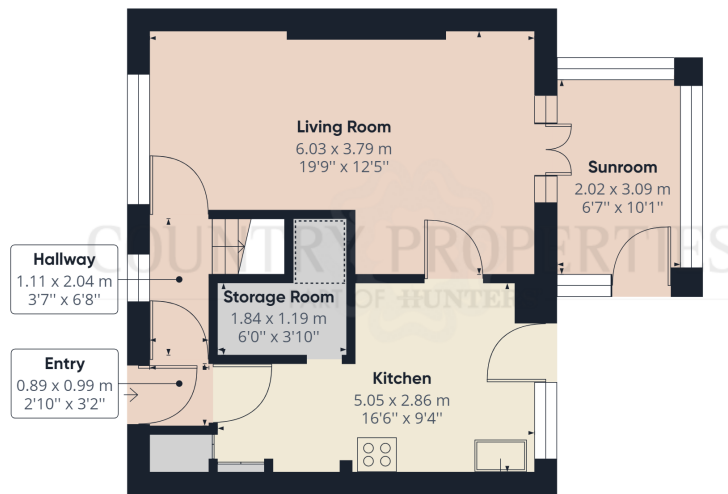
Rear Garden

Low maintenance garden, paved to three quarters with flowers and shrubs to borders, timber fence around ornamental trees and bushes.

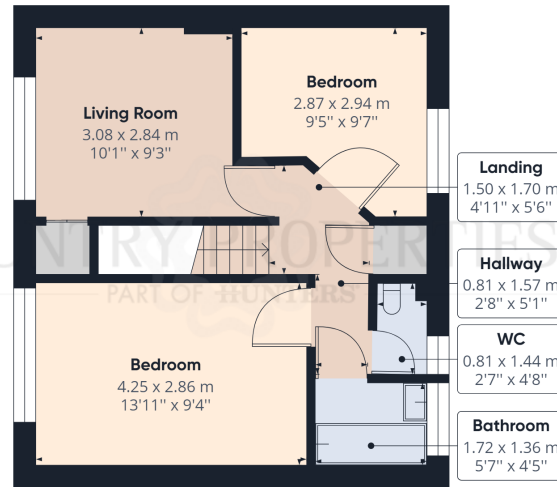
Front Garden

Driveway providing off road parking for one vehicle, low maintenance garden with ornamental gravel and raised brick flower beds with various flowers and shrubs to borders, potential for further parking if required.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

82.53 m²
888.34 ft²

Reduced headroom

0.72 m²
7.77 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.

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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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