



17, Chalk Dale

Welwyn Garden City,
Hertfordshire, AL7 2AP
Guide Price £500,000

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properties

This end-terrace extended house is available without a chain. It features three bedrooms, an extended kitchen, a study/home office space, as well as living and dining areas. The property includes a garage that has potential for conversion and an electric garage door, along with off-road parking and side access. The property also offers a rear private garden with composite decking and matching side gate, a patio area and external lighting, a garden shed for storage. Additional garden storage is accessible via side access. The location is in proximity to local shops, schools, and amenities, which makes it suitable for family living.

- CHAIN FREE!!!
- 3 BEDROOMS
- CLOSE TO SHOPS & AMENITIES
- EXTENDED!!
- GARAGE & DRIVEWAY
- SEMI DETACHED
- PRIVATE GARDEN WITH COMPOSITE DECKING
- STUDY / HOME OFFICE

GROUND FLOOR

Porch

Contains multiple cupboards housing the consumer unit and electric meter. Doors leading to the hallway and the garage.

Entrance Hall

Doors leading to downstairs WC, kitchen and lounge. Under-stairs storage cupboard. Radiator.

Downstairs W/C

Door from hallway leads to a two-piece bathroom suite comprising a low-level WC with dual flush and sink basin with chrome mixer tap and vanity unit underneath. Tiled flooring with a radiator on the wall. Obscured double-glazed UPVC window to porch.

Kitchen

Door from hallway leads to a Kitchen with ample floor and wall mounted storage cupboards housing a variety of integrated appliances. Lamona gas hob with the extractor fan over, Zanussi microwave oven, Bosch oven and Kenwood dishwasher. Space for tall fridge freezer. Solid oak worktops. Electric radiator. UPVC double-glazed French doors and windows leading to garden.

Living / Dining Room

Door from hallway leads to a large carpeted living room. Large UPVC double-glazed window to front. Radiator. TV and Ethernet point.



Study / Home Office

Continuation of carpet from living room with door leading to kitchen. Large double-glazed UPVC window to rear.

FIRST FLOOR

Landing

Carpeted stairs and landing with doors leading to all bedrooms and bathroom, airing cupboard housing Worcester boiler. Access to loft hatch.

Bedroom 1

Door from hallway leading to a carpeted double bedroom with three double glazed windows to rear with radiator beneath. Built in wardrobe.

Bedroom 2

Continuation of carpet from hallway leads to a double bedroom with multiple double-glazed UPVC windows to front of the property. Built in wardrobe. Radiator.

Bedroom 3

Double-glazed UPVC windows to rear, radiator on the wall with a built in wardrobe behind door.

Bathroom

Door from landing leads to a three-piece bathroom suite comprising of low-level WC with dual flush, sink basin with chrome mixer tap with vanity storage cupboard underneath and bath tub with chrome mixer tap and shower head attachment. Floors and walls are fully tiled. Heated towel rail which is wall mounted. UPVC obscure double-glazed window to front.

EXTERNAL

Rear Garden

Private garden, not overlooked, paved area from patio doors, mainly laid to lawn, composite decking area at the rear, garden shed with ample extra storage and side access with composite gate matching decking area. Outside external lighting.

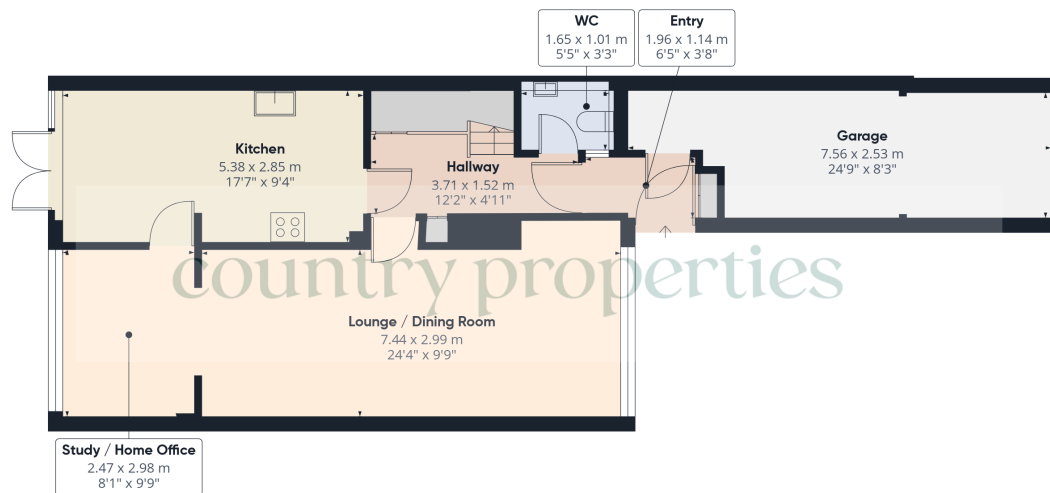
Front Garden

Driveway for one car, pathway to front door, mainly laid to lawn. Outside external lighting

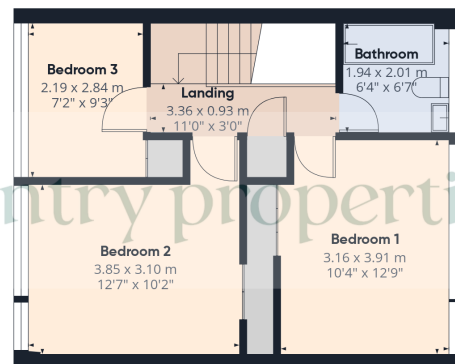
Garage

Electrically operated garage door. Light, power and plumbing for a washing machine.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
116.4 m²
1253 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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