



# 66, Heayfield

Welwyn Garden City,  
Hertfordshire, AL7 2EH  
Offers in Excess of £400,000

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NOTHING TO DO HERE... An extremely well presented 3 bedroom home with recently refitted kitchen and bathroom. With added cloakroom, off road parking for 2 cars and being close to local shops and school this house is well worth a visit!

- DRIVEWAY FOR 2 CARS
- REFITTED KITCHEN
- REFITTED BATHROOM
- CLOAKROOM
- CLOSE TO SHOPS & AMENITIES
- FREEHOLD
- 3 BEDROOM TERRACED HOUSE
- CLOSE TO LOCAL SCHOOL

## Ground Floor

### Entrance Porch

Replacement UPVC double glazed door leading into entrance hall with wood effect laminate flooring. Replacement UPVC double glazed window to front, access to metres. Part glazed door leading through to entrance hall.

### Entrance Hall

Continuation of the wood effect laminate flooring. Stairs to first floor with under stair recess, radiator, part glazed door through to living room. Archway leading through to Kitchen Diner, doorway through to cloakroom and further under stair storage cupboard with power sockets.

### Cloakroom

Tile effect, laminate flooring. Low level dual flush concealed system WC. Corner wash hand basin inset within a corner vanity cupboard with high gloss, white fronted doors and Chrome effect handles, chrome effect mixer tap over replacement upvc double glazed window to rear.

### Living Room

Replacement uPVC double glazed window to front, radiator television and telephone points. Ceiling coving.

### Kitchen Diner

Continuation of the wood effect laminate flooring. A refitted kitchen with white Stone worktop with 1 ½ bowl sink unit with 3 in 1 instant boiling water mixer tap over. White shaker style fronted Cupboards with brushed steel handles. Integrated AEG electric oven and further Integrated hob with extractor over. Under and over cabinet smart lighting. Space and plumbing for automatic washing machine and dishwasher. Space and plumbing for American style fridge freezer. Radiator. Space for Dining table and chairs. Replacement UPVC double glazed window overlooking the rear garden. Tv port. Combi boiler concealed by cupboard.



## First floor

### Landing

Spacious landing with drop down. Hatch and ladder leading to loft. Doors to bedrooms, Bathroom, airing cupboard with slatted shelving within and radiator.

### Bedroom 1

Replacement UPVC double glazed windows to front, radiator. Tv port.

### Bedroom 2

Replacement PVC double glazed window to rear, radiator, built-in storage cupboard with shelving hanging space within.

### Bedroom 3

Currently used as an office, this is a single bedroom with a range of built in wardrobes with sliding doors and shelf and hanging space within. There is a further over stair storage cupboard, radiator replacement upvc double glazed window to front.

### Bathroom

A refitted bathroom suite with white shower bath with mixer tap over and further thermostatically controlled rainfall shower with further hand held body spray. Wash hand basin with mixer tap over inset within a high gloss white fronted vanity cupboard. Low level dual flush WC with concealed system. Wall mounted heated towel rail, ceramic wall tiling, LVT tile effect flooring. Replacement UPVC double glazed window to rear with obscured glass, extractor fan. Under bath storage.

## Outside

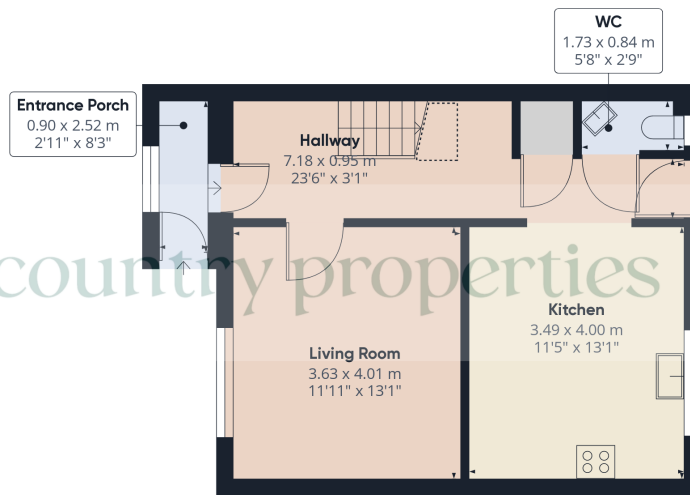
### Front Garden

To the front of the property there is a pressed concrete drive. A lawned area with hedge, surround and picket fence separating the formal garden area from the pressed concrete driveway providing off road parking and bin storage.

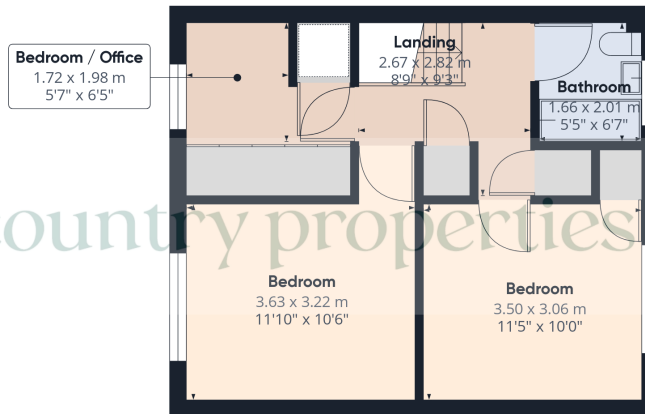
### Rear Garden

The rear garden is mainly laid to lawn with a flagstone patio area immediately to the rear of the property. Timber fence and hedge surround. Raised decking area with built in LED lights leading out to a gated access with further hedge leading to alley way behind. Timber Shed, outside tap, outside power point, PIR security lighting. Fence and decking have been recently refitted.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

84.15 m<sup>2</sup>  
905.75 ft<sup>2</sup>

**Reduced headroom**

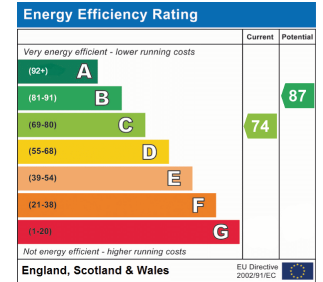
1.37 m<sup>2</sup>  
14.71 ft<sup>2</sup>

(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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