



42, Harwood Close

Welwyn Garden City,
Hertfordshire, AL8 7SN

Offers in Excess of £400,000

country
properties

A fantastic opportunity to secure a well-located family home in a quiet cul-de-sac!!!

This three-bedroom home offers a lounge/diner, fitted kitchen with integrated appliances, three good-sized bedrooms and a family bathroom. Externally, the property benefits from a rear garden, driveway parking and a garage with power and lighting. Conveniently located with schools nearby, this property is an ideal choice for first-time buyers and families alike.

- Three-bedroom end of terrace house
- Refitted kitchen with integrated appliances (as stated)
- Garage and private driveway parking
- Close to local schools
- UPVC & Double Glazing Throughout
- Living / Dining room

GROUND FLOOR

Entrance Hall

Carpeted entrance hall with wall-mounted radiator and stairs leading to the first floor. Door leading to the lounge.

Lounge/Diner

Carpeted lounge/dining room with a double-glazed uPVC window overlooking the front and rear garden with a radiator beneath. TV aerial point. Door leading through to the kitchen.

Kitchen

Door from the lounge/diner leads to a refitted kitchen with a range of floor and wall-mounted storage cupboards with grey frontage. Integrated appliances include a fridge, freezer, washing machine, dishwasher and Bosch microwave. Neff oven with Bosch gas hob over and extractor hood above. Cupboard housing Ideal boiler. Stainless steel sink with chrome mixer tap over. A double-glazed window overlooking the garden. Door leading out to the rear garden. Storage cupboard. Wall-mounted radiator.



FIRST FLOOR

Bedroom One

Door from landing leading to the master bedroom with double-glazed uPVC window overlooking the front with radiator beneath.

Bedroom Two

Door from landing leading to a carpeted bedroom with double-glazed uPVC window overlooking the rear garden, radiator beneath and internet point.

Bedroom three

Carpeted bedroom with double-glazed uPVC window overlooking the front and radiator.

Bathroom

Three-piece suite comprising low-level WC, wash hand basin with hot and cold taps and bath with hot and cold taps with shower over. Tiled flooring and partially tiled walls. Wall-mounted radiator. Double-glazed obscure uPVC window to the rear. Shaver point and recessed ceiling downlights.

EXTERNAL

Rear Garden

Door from kitchen leading to a graveled and lawn area with pathway leading to the rear of the garden and door into garage. Outdoor tap.

Front Garden

Mainly laid to lawn with pathway leading to the front door. Driveway to the side of the property leading to the garage.

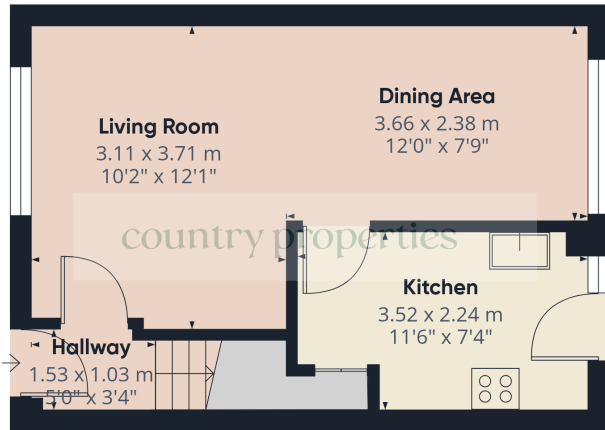
Garage

Garage with power and lighting.

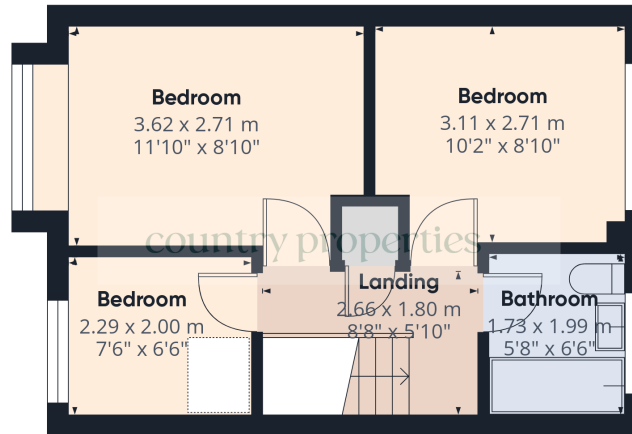
AGENTS NOTES

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.

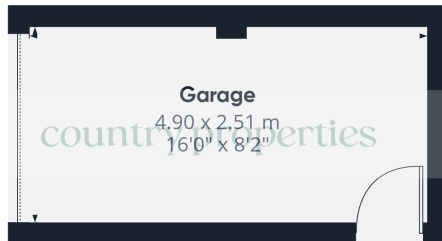




Ground Floor Building 1



Floor 1 Building 1



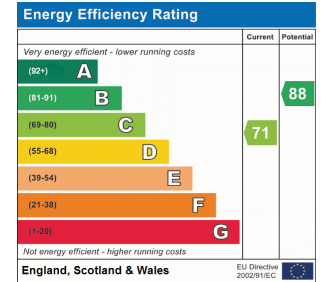
Ground Floor Building 2

Approximate total area⁽¹⁾
73.8 m²
795 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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