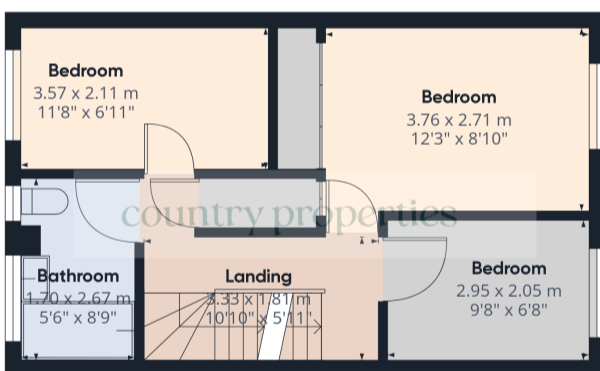
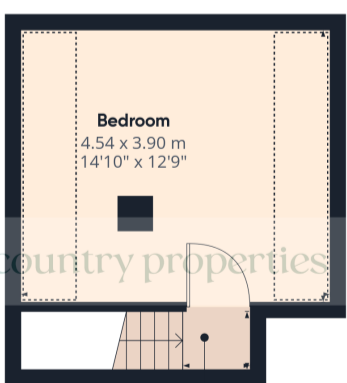


Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
 94.99 m²
 1022.42 ft²

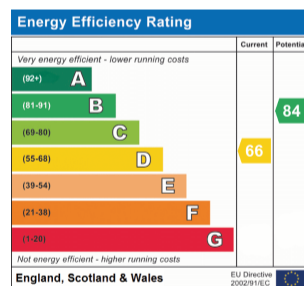
Reduced headroom
 7.38 m²
 79.47 ft²

(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.

GIRAFFE360



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

Country Properties | 3, Bridge Road | AL8 6UN
 T: 01707 339146 | E: welwngc@country-properties.co.uk
 www.country-properties.co.uk

CHAIN FREE!! This modern 3 bed end of terrace with loft conversion adding a fourth bedroom comprises of a modern kitchen and bathroom. Low maintenance south east facing garden with ample on road parking. This property is a little hidden gem!!

Ground Floor

Entrance Hall

Carpeted with carpeted stairs leading to first floor. Doors leading to kitchen and living room. Large under-the-stair storage space. Thermostatically controlled radiator. Telephone line. Virgin point.

Kitchen

Large modern kitchen with a selection of wall and floor storage cupboards with white frontage. Space for two freestanding fridge/freezers. Thermostatically controlled radiator. Dark wood effect roll edge worktops. Space for under the counter washing machine. 1 1/2 stainless steel sink basin with chrome mixer tap and spray attachment. Georgian style UPVC windows overlooking the front. Integrated Indesit oven. Beko 4 gas hob burner with extractor hood over and stainless steel splash back. Antico flooring.

Living Room

Continuation of carpet. Double glazed patio doors leading to garden. Thermostatically controlled radiator. Ceiling coving.

First Floor

Landing

Continuation of carpet. Doors leading to all rooms including airing cupboard which houses the boiler. Carpeted stairs leading to loft conversion.

Bedroom Two

Continuation of carpet. Double glazed UPVC windows overlooking the garden. Thermostatically controlled radiator. Built in wardrobes with sliding doors. Built in storage cupboard.

Bedroom Three

Continuation of carpet. Double glazed UPVC window overlooking the front. Radiator.

Bedroom Four

Continuation of carpet. Double glazed UPVC window overlooking the garden. Radiator.

Bathroom

Three piece bathroom suite comprising of low level WC with dual flush. Sink basin with chrome mixer tap. Low level bath in L shape with chrome mixer taps. Mira thermostatic controlled shower with rainfall feature and separate shower attachment. Fully tiled. Large wall mounted heated towel rail. Extractor fan. Sunken ceiling down-lighters. Dual aspect obscured glass double glazed UPVC windows overlooking the front.

Second Floor

Master Bedroom

Continuation of carpet. Large skylight. Thermostatically controlled radiator. Eaves storage.

Outside

Front Garden

Small astroturfed area with small path leading to UPVC front door. Small brick built storage area.

Back Garden

Decked area for entertaining with rolling canopy leading down to a mainly laid to lawn area with a selection of shrubs and flowers. Shed with power and back gated access. Outdoor power.

Agents Notes & Material Information

Tenure: Freehold - End Of Terrace.
Council Tax Band: D £2225 P.A 2024-25
- Welwyn and Hatfield Council.

EPC Rating: D

Built Of Standard Construction.

There is mains Electric, Gas, Water and Sewage to the property.

Broadband is available at up to 1000mbps

There is a mobile phone signal available on all networks. EE having the best signal.

Flood Risk Is Low.

Communal Parking.

