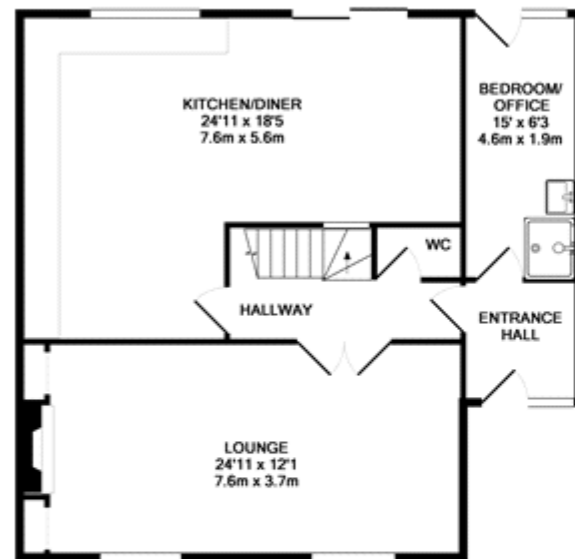
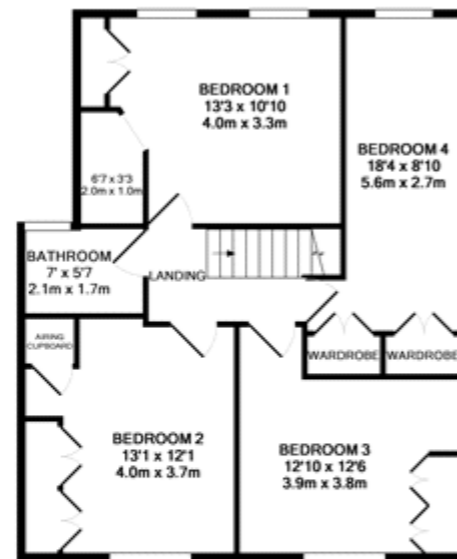


# Floor Plans

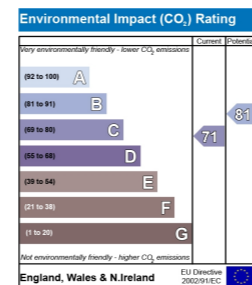
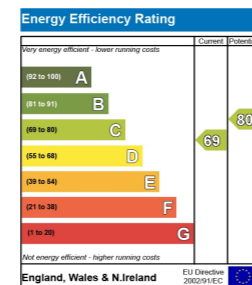


GROUND FLOOR  
APPROX. FLOOR  
AREA 903 SQ.FT.  
(83.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 723 SQ.FT.  
(67.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1626 SQ.FT. (151.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2017



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.

## Wilga Road

Welwyn,  
Hertfordshire, AL6 9PT  
Price guide £530,000

Viewing by appointment only

Country Properties | 10, High Street | AL6 9EQ  
T: 01438 716471 | E: welwyn@country-properties.co.uk  
www.country-properties.co.uk





# Deceptively spacious Four/Five Bedroom semi detached house with large L shaped Kitchen/Breakfast Room, and superb views to rear across adjoining countryside

- Four/Five Bedrooms
- 23'6 Lounge/Diner
- Cloakroom
- Rear garden backing directly onto countryside
- Large L shaped Kitchen/Breakfast Room
- Ground floor Bedroom/Study with shower
- Potential to provide off road car standing space

## INTRODUCTION

This genuinely deceptive Four/Five Bedroom semi detached house has been subject to a double storey extension to the rear which provides additional and spacious accommodation to the ground and first floor. The property is located to the eastern perimeter of Wilga Road therefore bordering open countryside with lovely views to the rear.

## Ground Floor

### Entrance Lobby

Glazed panelled entrance door to lobby, wood style floor, radiator.

### Bedroom Five/Study

16' 6" x 6' 0" (5.03m x 1.83m) With wash hand basin, tiled shower cubicle with electric shower, door to garden, radiator.

### Cloakroom

White suite with low level wc, wash hand basin, built in cupboards, tiled floor, extractor.

### Lounge/Dining Room

23' 6" x 12' 0" (7.16m x 3.66m) Open fireplace with six recesses to side with lighting, two windows to front, wood style floor, two radiators, spot lighting.

### Kitchen/Breakfast Room

23' 6" x 19' 0" (7.16m x 5.79m) narrowing to 11'6, Shaker style kitchen consisting of a range of base and eye level cupboards with single drainer sink unit with cupboards above and drawers below, further range of units with wood style work surfaces, Range with extractor above, plumbing for dishwasher, plumbing for washer, sliding patio doors overlooking garden and countryside, spot lighting, radiator.

## First Floor

### Landing

With spot lighting.

### Bedroom One

13' 0" x 11' 0" (3.96m x 3.35m) Views to rear across countryside, recess providing for potential to create an en suite shower room, built in wardrobe, radiator.

### Bedroom Two

12' 0" x 11' 6" (3.66m x 3.51m) into recess, two sets of built in wardrobes, built in airing cupboard, hatch to loft, window to front, radiator.

### Bedroom Three

10' 6" x 9' 8" (3.20m x 2.95m) plus recess, two built in wardrobes, window to front, radiator.

### Bedroom Four

18' 6" x 8' 9" (5.64m x 2.67m) Two built in wardrobes, views to rear across countryside, radiator.

### Bathroom

White suite consisting of bath with shower, pedestal wash hand basin, low level wc, tiled surrounds, tiled floor, heated towel rail.

## Outside

### Front Garden

The front garden is laid mainly to lawn with shrubs and borders. It may be possible to provide a hard standing by obtaining consent to drop the kerb and paving some of the garden.

### Rear Garden

The rear garden is a particular feature, backing directly onto countryside, with paved terrace, extensive lawn, flower beds, borders and shrubs, outside lighting, close interwoven fencing, far reaching views.

