



47, Barnside Court

Welwyn Garden City,
Hertfordshire, AL8 6TN
Guide Price £450,000

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"Chain Free! Rare 2 Bed Bungalow with Garage, Modern Wet Room & Prime Barnside Location (Over 55s)"

A rarely available two bedroom bungalow, offered chain free and situated within the highly sought-after Barnside development for the over 55's. Recently refurbished, the property benefits from a modern wet room, two well proportioned double bedrooms, and a spacious living room providing a comfortable and practical layout. Further advantages include a garage, and access to a private communal garden shared by just four bungalows, creating a peaceful and sociable setting. This is a fantastic opportunity to secure a well-presented home in a quiet and desirable location.

- CHAIN FREE!!
- RECENTLY REFURBISHED AND MODERN WET ROOM
- GARAGE INCLUDED
- VERY RARELY AVAILABLE BUNGALOW ON THE POPULAR BARNSIDE DEVELOPMENT
- PRIVATE COMMUNAL GARDEN FOR THE 4 BUNGALOWS
- 2 DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- OVER 55'S ONLY

Ground Floor

Entrance hall

A welcoming carpeted entrance hall providing access to all principal rooms. Two useful storage cupboards, one housing the fuse board and meters, and the other containing the hot water tank. Further benefits include a wall-mounted electric radiator, door entry system, and emergency pull cord for added peace of mind.

Living Room

A bright and spacious lounge/diner featuring French doors that open directly onto the communal gardens, allowing for plenty of natural light. Finished with carpet flooring and a wall-mounted electric radiator.



Kitchen

A well appointed kitchen fitted with a range of cream-fronted wall and base units, complemented by wood effect worktops and tiled splashbacks. There is space for a washing machine, freestanding fridge freezer, and oven, with an extractor hood above. Additional features include a stainless steel sink with chrome tap, tiled flooring, and a front aspect window.

Bedroom 1

A generous double bedroom with built-in wardrobe storage and a pleasant rear outlook. Finished with carpet flooring and a wall mounted electric radiator, along with an emergency pull cord.

Bedroom 2

A well proportioned second bedroom with front-facing windows, built-in wardrobes, and carpet flooring. Also benefiting from a wall mounted electric radiator, along with internet and phone points, plus an emergency pull cord.

Bathroom

A modern wet room comprising a low-level WC, vanity wash hand basin with mixer tap, and a Mira rainfall shower with glass screen and fitted seat. Further features include a heated towel rail, extractor fan, recessed lighting, and additional storage via a vanity mirror unit. Emergency pull cord and loft access also present.

Communal Gardens

Access from patio doors to fully maintained communal garden, mainly laid to lawn with fully stocked flower borders and fruit trees, plenty of benches to sit. Garage is also included.

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.



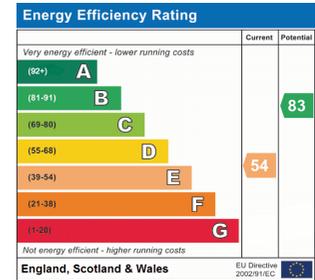
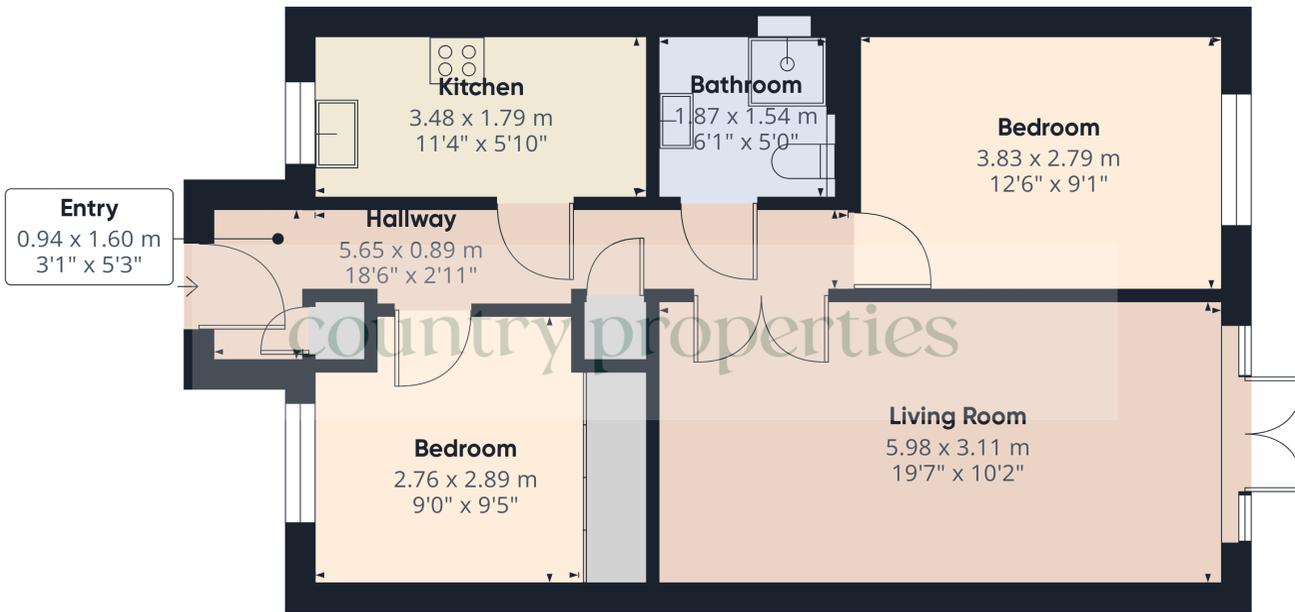
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Approximate total area⁽¹⁾
55.6 m²
597 ft²

(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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