



34, Hazel Grove

Welwyn Garden City,
Hertfordshire, AL7 2DG
Guide Price £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

Room for the growing family and an opportunity to make your own mark... A 3 double bed home with garage and parking and a further first floor room used as a study, ready to move into but in need of some modernisation to taste, this property is a must

View Bedroom Home

- Garage and block paved drive
- Down stairs cloakroom
- Study
- 2 reception rooms
- Close to shops and amenities

Ground Floor

Entrance Porch

Replacement UPVC double glazed door to front and matching replacement UPVC double glazed window and panel to side, quarry tile flooring cupboard housing metres and further storage cupboard below, timber framed glazed door leading into entrance hall.

Entrance Hall

Stairs to first floor, radiator, under stairs storage space, archway leading through to kitchen.

Kitchen

Beach Effect fronted units with brushed steel style handles Rolle edged work top, 1 ½ bowl sink unit with mixer tap over, integrated stainless steel electric oven with four burner halogen hob and chimney style extractor over, space and plumbing for automatic washing machine, space for under worktop fridge, integrated slim line dishwasher, replacement UPVC double glazed window to rear, doorway through to rear hall, door to dining room.

Dining room

Replacement UPVC double glazed window to rear, radiator, ceiling coving archway through to living room.

Living Room

Replacement UPVC double glazed window to front, ceiling coving, radiator, television and telephone points, glazed arch leading through to entrance hall, two wall light points.



Rear Hall

Replacement UPVC double glazed door to garden, door to cloakroom and garage, Louvre doors to larder style storage cupboard, radiator.

Cloakroom

Replacement UPVC double glazed window to rear, low level WC, wash hand basin inset within a pine fronted vanity unit below, ceramic wall tiling.

First Floor

Landing

Loft hatch, doors to bedrooms, study and bathroom. Airing cupboard housing Worcester Bosch gas boiler and preload hot water tank, slatted shelving within.

Bedroom 1

Replacement UPVC double glazed window to front, radiator, ceiling coving, over stair storage cupboard.

Bedroom 2

Replacement UPVC double glazed window to front, radiator, built-in wardrobe with shelf and hanging space within and further overhead storage cupboard.

Bedroom 3

Replacement UPVC double glazed window to rear, radiator, ceiling coving.

Study

Replacement UPVC double glazed window to rear, light and power. Ideal small office/home at work space.

Bathroom

Replacement UPVC double glazed window with obscured glass to rear, low level dual flush WC pedestal wash and by some with Chrome effect mixer tap, large walk-in shower cubicle with glass shower screen and thermostatically controlled shower within, extractor fan, ceramic floor and wall tiling, radiator.

Outside

Front Garden

Mainly laid to lawn with block paved driveway and path leading to the front of the property, hedge surround.

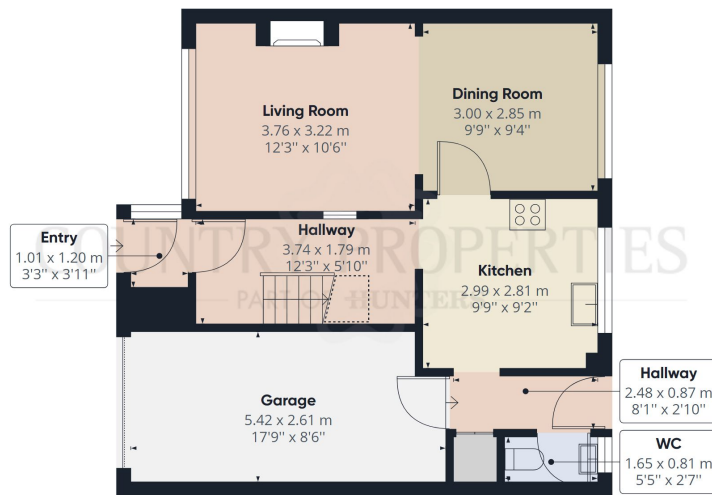
Rear Garden

Mainly laid to lawn with a patio to the rear of the property, timber fence, hedge and brick wall surround, timber shed to rear.

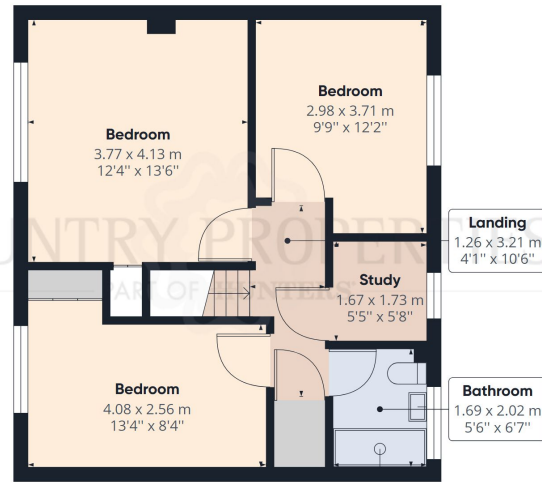
Garage

Metal up and over door, light and power within, personal door through to rear hall.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

105.42 m²
1134.76 ft²

Reduced headroom

0.90 m²
9.69 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.

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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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