



3, Lemsford Village

Lemsford, Welwyn Garden City,
Hertfordshire, AL8 7TN
Offers in Excess of £700,000

COUNTRY PROPERTIES
PART OF HUNTERS

A SUBTROPICAL PARADISE... This 5 bedroom semi-detached home on the edge of the sought-after Lemsford Village backs onto fields and benefits from a roof terrace that overlooks a fully stocked garden full of subtropical palm trees and bushes providing your own little Hertfordshire Paradise.

Ground Floor

Entrance Hall

Timber front door leading to entrance hall with, exposed timber floorboards, single glazed window to front and side, stairs to first floor, doors to bathroom, living room and kitchen, radiator.

Bathroom

Exposed floorboard, two single glazed timber windows to the side passage, ceramic wall tiling, paneled jacuzzi bath with telephone style mixer tap and shower attachment over, pedal stool wash hand basin and a low level WC.

Kitchen

The kitchen has been refitted with a solid timber worktop and cream fronted shaker style cupboards above and below, 1 and a 1/2 bowl sink with mixer tap over, space and plumbing for automatic washing machine and dish washer, space for range style gas cooker, breakfast bar, wall mounted Worcester Bosch boiler, quarry tiled floor, replacement timber framed double glazed window to front.

Living Room

Exposed floor boards, TV and telephone points, brick fireplace with marble surround and mantle, built in brick TV and entertainments unit, ceiling coving, archway to dining room.

Dining Room

Continuation of the exposed floorboards, 2 radiators, 2 replacement double glazed timber framed picture windows with further replacement double glazed French doors leading to the garden, doorway to side passage.

Side Passage

Ceramic floor tiling, replacement double glazed timber framed door to rear, timber stable door to front, doors to bedroom 4 and shower room, skylight over.

Bedroom 4

Exposed floorboard, replacement UPVC double glazed door and matching windows either side leading to the front, TV point, sunken ceiling downlighters, this part of the property forms part of the garage conversion.

Shower Room

Ceramic floor and wall tiling, walk in shower cubicle with electric shower within, upvc double glazed window to side, extractor fan, sunken ceiling downlighters, low level WC, Jack and Jill double pedal stool wash hand basins, under floor heating.



Bedroom 5

Double glazed timber framed door leading to the garden, double glazed timber framed picture window over looking the garden, upvc double glazed window to side, exposed timber floorboards.

First Floor

Landing

Doors to rooms, double glazed timber window to side.

Bedroom 1

Exposed timber floorboards, fireplace with brick surround, timber framed double glazed window to side, radiator, double glazed timber framed French doors leading to balcony.

Roof Terrace

Extensive balcony/roof terrace running across the full width of the rear of the property with a brick parapet wall, Astro Turf covering the full length, access onto garage roof views over rear garden.

Bedroom 2

Exposed floorboards, double glazed timber framed window to front, radiator.

Bedroom 3

Exposed floorboards, double glazed timber framed window to side, radiator.

Outside

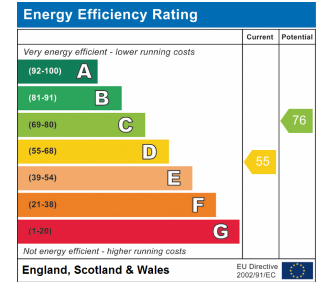
Front Garden

The front of the property is well screened with a natural barrier of trees and bushes giving the access to the property a real feel of privacy, there is a paved drive providing off road parking for 2 plus vehicles and a pathway to the side entrance and front door, there are a large number of sub tropical trees and bushes along with native trees, bushes and flowers to borders.

Rear Garden

Extensive raised patio area with steps down to the lawned area and providing side door access to bedroom 5, the garden is full of subtropical trees as well as many native trees, bushes and flowers to borders, the garden is mainly laid to lawn with a path to the rear where there is a further garden area that with a natural canopy of evergreen trees that covers it, here there is a gate out onto the field behind and a Polly covered potting/storage shed.





Approximate total area⁽¹⁾

123.91 m²
1333.77 ft²

Reduced headroom

2.59 m²
27.87 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: welwyngc@country-properties.co.uk

www.country-properties.co.uk