

FOR SALE

£425,000



## Ingles, Welwyn Garden City, Hertfordshire. AL8 7HH

- WEST SIDE LOCATION
- BEAUTIFULLY FINISHED
- THREE BEDROOMS
- OPEN PLAN LIVING AREA
- CONSERVATORY
- SIDE ACCESS
- DOUBLE GLAZED THROUGHOUT
- GAS-CENTRAL HEATING
- OVERLOOKING GREEN AREA





## PROPERTY DESCRIPTION

**\*\*GUIDE PRICE £425,000 - £435,000\*\***

This three bedroom home situated in the sought after west side of Welwyn Garden City has been beautifully finished and ready to move into. The ground floor is all open plan incorporating the lounge, dining area and kitchen also open to the conservatory; the upstairs has three good size bedrooms, family bathroom and plenty of storage.

Local amenities include;

local Shops 0.1 Miles

Harwood Hill Junior Mixed Infant and Nursery School (Good) 0.2 miles

Knightsfield School (Outstanding) 0.5 miles

Welwyn North Station 0.8 miles

Town Centre 1.0 Miles

A1m 5.0 Miles





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

Doors leading to living room, stairs to first floor.

#### OPEN PLAN RECEPTION ROOM

7.9m x 3.86m (25' 11" x 12' 8")

Beautifully finished with Herringbone design flooring throughout, Bay window to front aspect overlooking green. Great space for a lounge suite and dining table, open to the kitchen area and conservatory. Feature fireplace.

#### KITCHEN

2.67m x 2.13m (8' 9" x 7' 0")

Refitted shaker style kitchen comprising; a range of base and wall units with stone worksurface over. Cooker and gas hob. Integrated fridge/freezer. Open plan with breakfast bar to lounge.

#### CONSERVATORY

3.76m x 2.49m (12' 4" x 8' 2")

Open to the main house with the Herringbone flooring, Windows to all sides and French doors leading to the garden. Space for washing machine and fridge/freezer. Radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all bedrooms and family bathroom. Access to the loft via a hatch. Two storage cupboards, one housing the hot water tank.

#### BEDROOM ONE

4.09m x 3.43m (13' 5" x 11' 3")

Double bedroom with window to rear aspect. Fitted Wardrobes. Radiator.

#### BEDROOM TWO

3.28m x 2.95m (10' 9" x 9' 8")

Double bedroom with window to front aspect. Radiator.

#### BEDROOM THREE

2.95m x 2.67m (9' 8" x 8' 9")

Single bedroom with window to front aspect. Large storage cupboard. Radiator.

#### FAMILY BATHROOM

Fully tiled bathroom comprising; side panel bath with rainfall shower over, mixer taps with hand attachment and glass shower screen, vanity wash Hand basin and W/C. Window to the rear aspect. Radiator.

### EXTERIOR

#### FRONT GARDEN

Hedge boarder and lawn with path leading to the front door and side access.

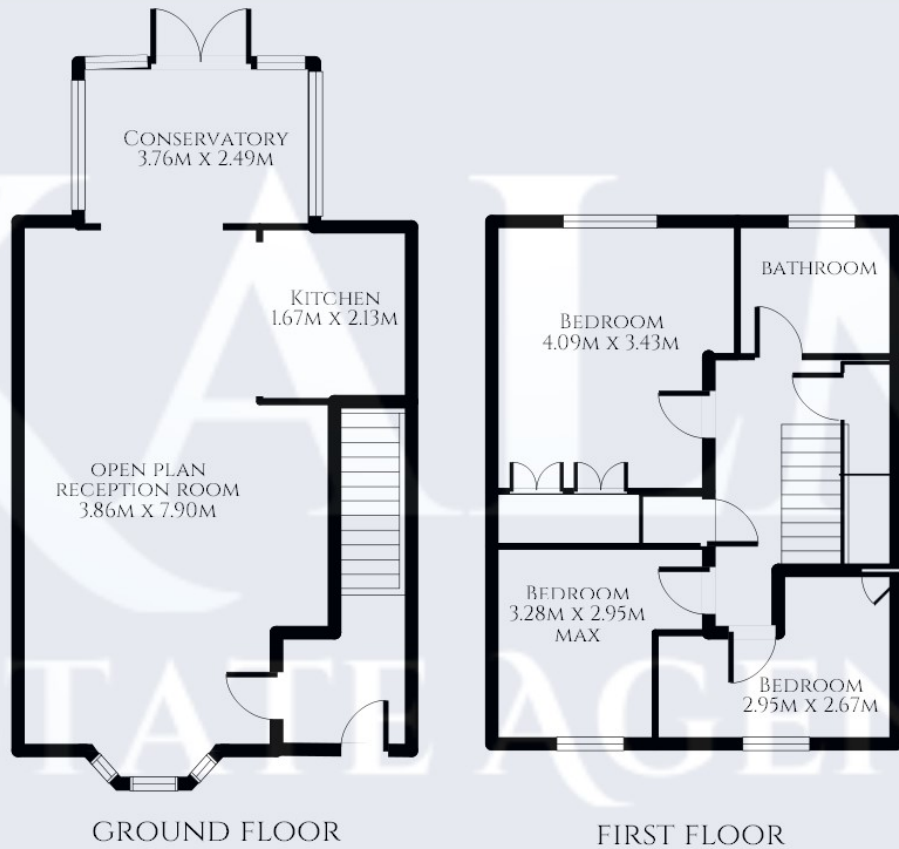
#### REAR GARDEN

Fully enclosed rear garden with patio leading to a lawn and a further patio area and space for shed. Access to the front via a side gate.



# FLOORPLAN & EPC

**KALM**  
-ESTATE AGENTS-



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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