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**estates**

Peartree Lane, Welwyn Garden City, AL7 3UD

£550,000

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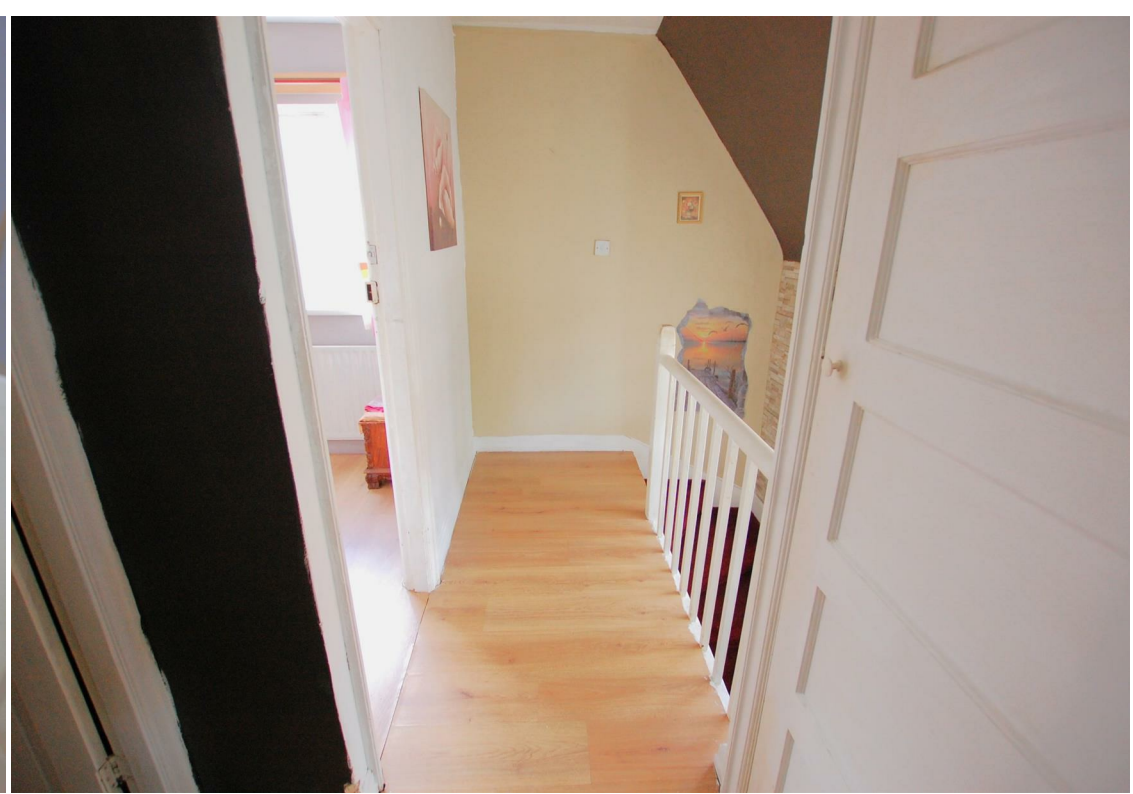
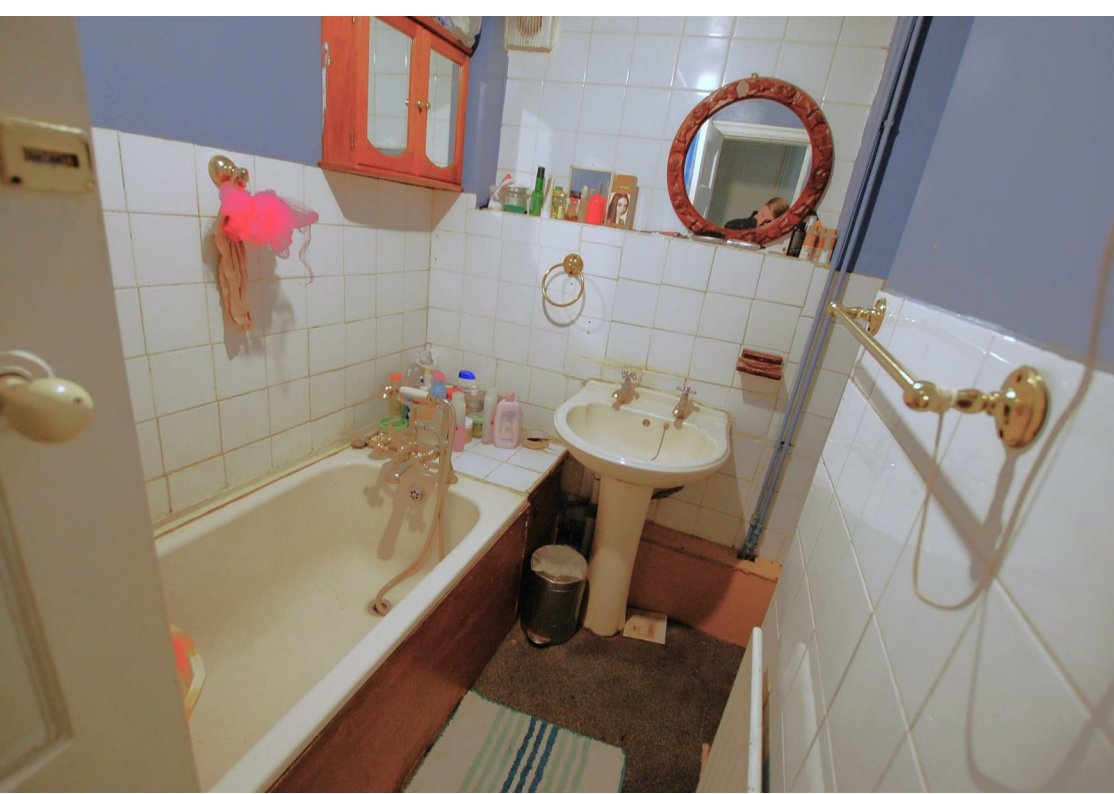
# **Peartree Lane, Welwyn Garden City**

Deceptively spacious three bedroom extended detached family home with annexe, situated on a corner plot close to shops and schools, offering tremendous potential for modernisation and extension (Stpp).

This versatile family home benefits from a large ground floor having been extended to the rear, the accommodation briefly comprises of entrance hall, lounge/dining room with bay window to front, kitchen/breakfast room, ground bathroom and rear lobby, the annexe provides a living room and bedroom, a kitchenette and bathroom. The first floor comprises of a gallery landing and three bedrooms. The house is double glazed and has gas radiator central heating.

Outside there is a small private garden to the rear, the front and side provide further garden enclosed by hedging, there is great potential to extend to the side or over the garage subject to the usual consent. There is a private driveway for several cars which gives access to a larger than average garage which could also be converted to add further accommodation to the annexe or main house (Stpp).







#### **Entrance Hall**

Part glazed entrance door to front, radiator, stairs to first floor, Parquet flooring, doors to:

#### **Lounge/dining Room**

Double glazed bay window to front, radiator, Parquet flooring.

#### **Kitchen/breakfast Room**

Fitted range of wall and base units, complimentary work surfaces and tiled splash back, inset sink/drain, built in double oven, inset gas hob with extractor hood over, space for fridge/freezer and washing machine, wall mounted gas fired boiler, double glazed window to side, door to:

#### **Rear Lobby**

Door to garden, door to annexe.

#### **Annexe Bedroom**

Double glazed window and door to front, radiator, door to bathroom and door to:

#### **Annexe En-Suite Bathroom**

Comprising of panel enclosed bath, pedestal wash hand basin, wc, complimentary tiling, radiator, extractor fan.

#### **Annexe Living Room**

Double glazed window to front, radiator, door to:

#### **Annexe Kitchenette**

Comprising of base units with work surface and inset sink/drain, space for cooker, fridge and washing machine, extractor fan, double glazed window to side.



#### **Gallery Landing**

Double glazed window to side, storage cupboard, doors to:

#### **Bedroom One**

Double glazed window to front, radiator.

#### **Bedroom Two**

Double glazed window to rear, radiator.

#### **Bedroom Three**

Double glazed window to side, radiator.

#### **Bathroom**

Comprising of bath with Victorian style mixer tap and shower attachment, tiled surround, pedestal wash hand basin with tiled splash back, wc, radiator, extractor fan.

#### **Front/Side/Rear Gardens**

Good size garden enclosed by hedging, large lawn area, mature shrubs, bushes and evergreens, offering great space to extend into (Stpp) gate to side leading to a small rear garden.

#### **Private Driveway**

Double gates to front leading to a private driveway for several vehicles and giving access to a larger than average garage, gate to side leading to rear garden.

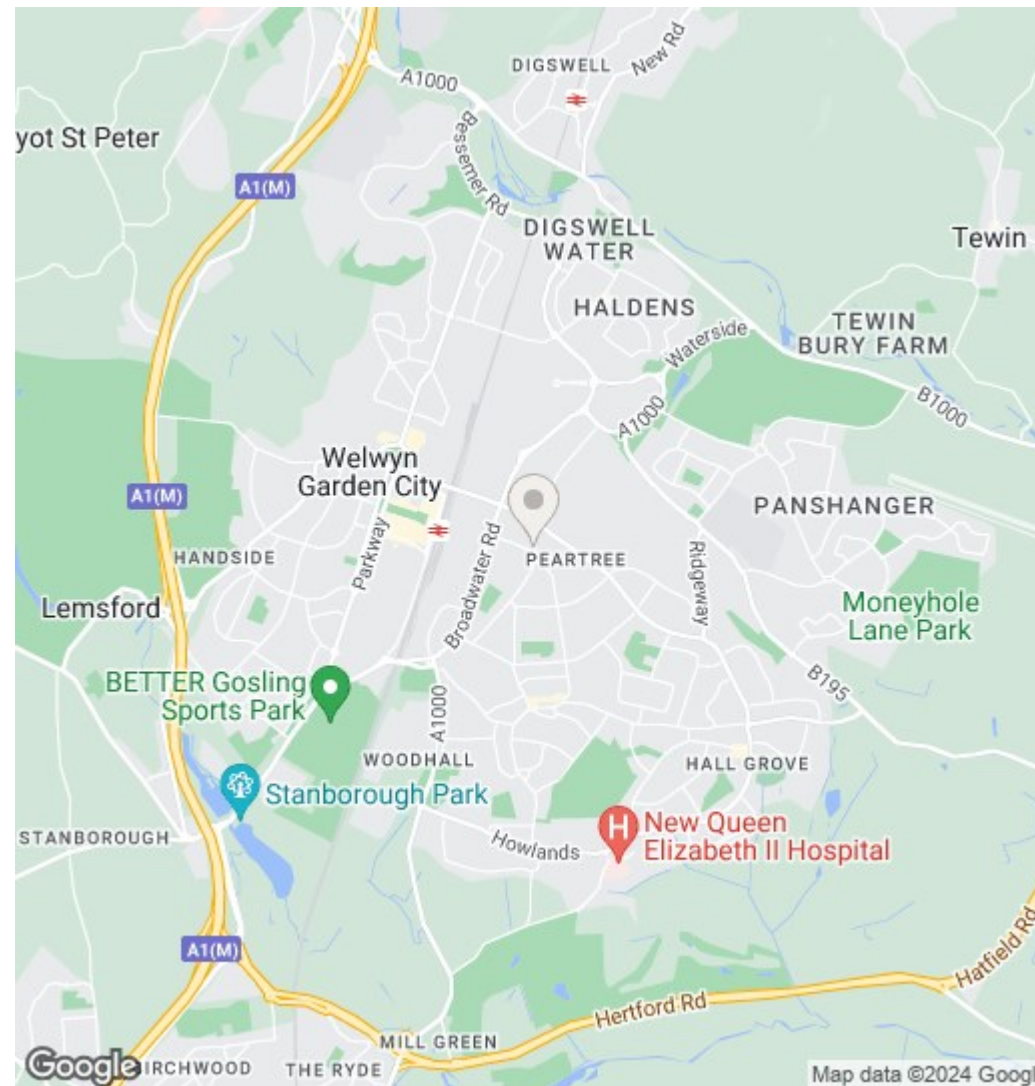
#### **Garage**

Larger than average garage, up and over door to front, power and light, door and window to rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>80</b>
	<b>57</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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