



1 Brickwall Cottages Great North Road AL8 7SR
Guide Price £475,000



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Guide Price £475.000-£500.000

Offering tremendous potential to extend and improve is this three bedroom semi detached family home, situated in a cul de sac backing directly onto the course at Welwyn Garden City Golf Club.

This chain free family home briefly comprises of entrance hall, ground floor bathroom & separate wet room, a dual aspect lounge/dining room with door to a conservatory, kitchen/breakfast room, three first floor bedroom and a first floor wc.

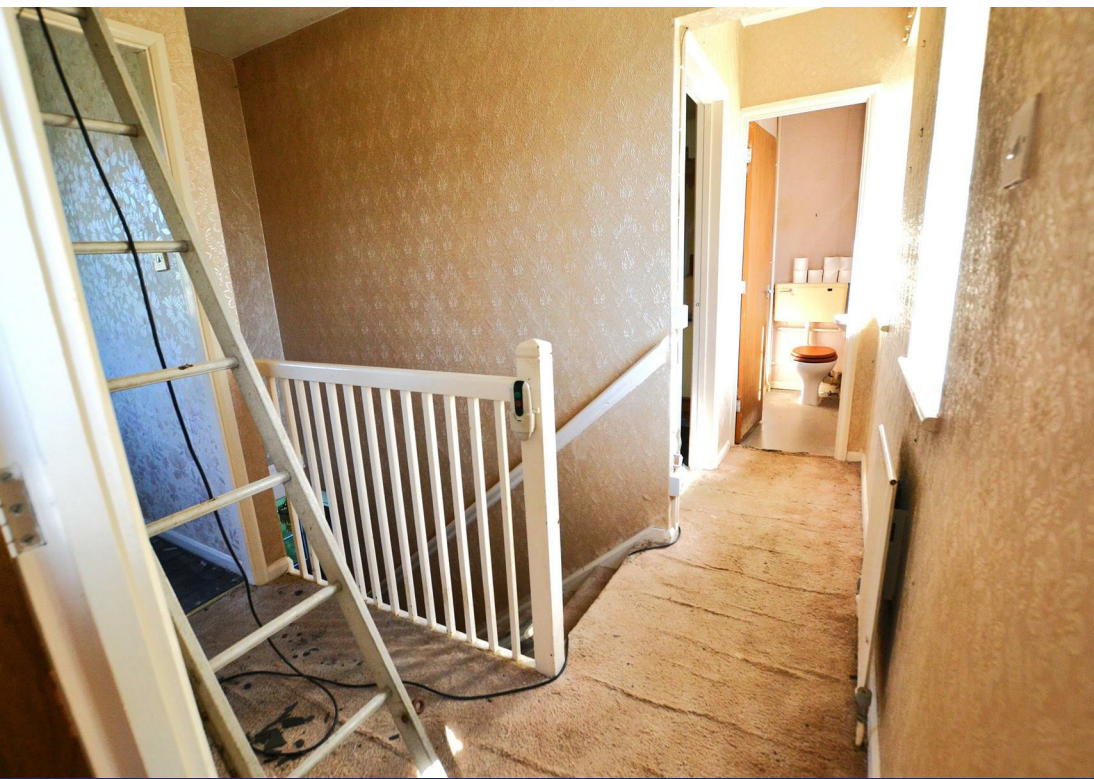
Outside there is a private garden to the front offering potential for additional parking (Stpp), space to the side and rear also provide further potential to extend (Stpp)

The rear garden is a great size and as previously mentioned backs directly onto the gold course at Welwyn Garden City Golf Club.

For further information please call our Welwyn Hatfield office on 01707 270777











Entrance Hall

Double glazed entrance door to front, stairs to first floor, radiator, door to:

Ground Floor Bathroom

Panel enclosed bath with mixer tap and shower attachment, tiled surround, wash hand basin with tiled splash back, wc, radiator, double glazed window to front.

Dual Aspect Lounge/dining Room

Double glazed window to front, two radiator, wall mounted gas fire with back boiler, tilt & turn door with windows to side leading to the conservatory.

Conservatory

Windows to sides and rear, doors leading to the rear garden.

Kitchen

Fitted range of wall and base units, work surfaces with tiled splash back, sink/drain, space for fridge/freezer, washing machine, dishwasher and cooker, radiator, under stairs storage cupboard, door to lounge/dining room and door to:

Rear Lobby

Double glazed door to rear, door to:

Ground Floor Wet Room

Fully tiled with a wall mounted electric shower. folding seat, wash hand basin, double glazed window to side.

Gallery Landing

Access to loft, two double glazed windows to rear, radiator, doors to:

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to front, radiator, built in cupboard.

Bedroom Three

Double glazed window to rear, radiator.

Wc

Wc, wash hand basin with tiled splash back, double glazed window to rear.

Front Garden

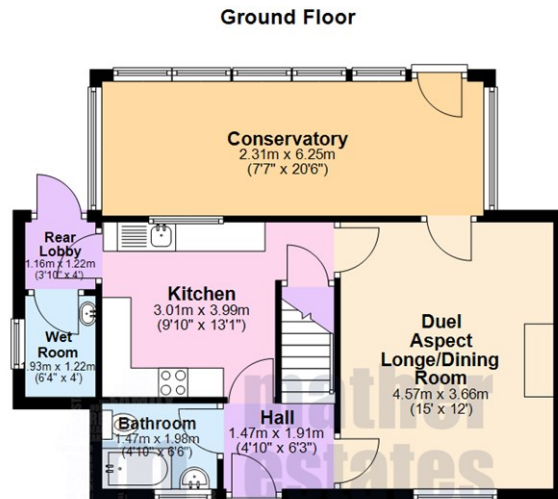
Lawn, hedge to front, path to front door, side access with gate to rear garden, sensor light, access to side with gate leading to the rear garden.

Rear Garden

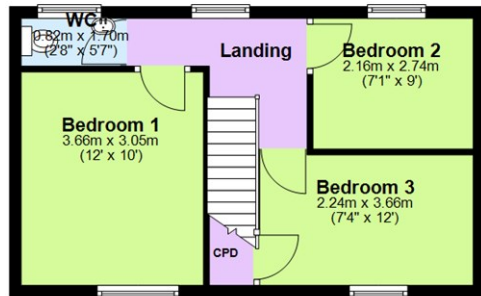
Backing directly onto the golf course, the garden is a great size, well established and stocked with mature evergreens and flower and shrub beds, patio area to the immediate rear, sensor light, gated to side giving access to the front.

Private Driveway

Providing private off street parking for one vehicle, potential to extend the driveway (Stpp)



independent agents
First Floor



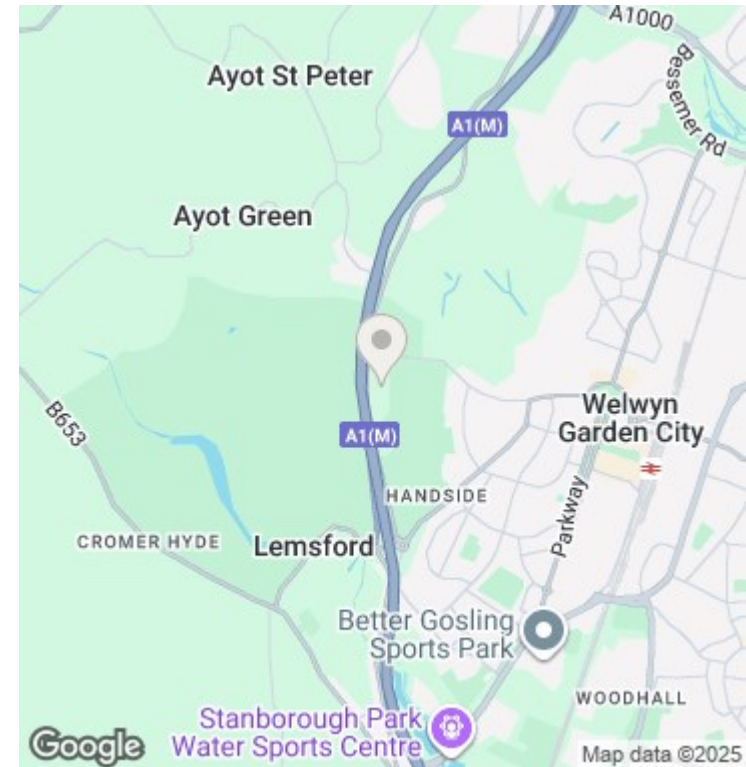
Total area: approx. 80.5 sq. metres (866.4 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



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

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



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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