



**mather marshall**  
independent estate agents

**Lawrence Hall End, Welwyn Garden City, Hertfordshire AL7 4FB**

**£500,000**



**Attractive four bedroom end terrace family home, situated in a quiet modern development, at the end of a cul de sac, overlooking parkland to the front. This delightful family home is conveniently located within close proximity of local schools and amenities along with Welwyn Garden City town centre and mainline railway station.**

**The bright and spacious accommodation comprises reception hall, cloakroom, 16' refitted kitchen/diner with doors to the rear garden, first floor 17' lounge, master bedroom with en-suite bathroom, further bedroom with en suite shower room, two further bedrooms and a family bathroom. The house is double glazed and has gas radiator central heating. Outside to the rear there is a low maintenance, landscaped walled garden, To the front is a garage, driveway and small garden area. Early viewing advised.**





### Entrance Hall

Double glazed door to front. Door to garage. Telephone points. Radiator. Wood effect flooring. Down lights. Door to:

### Cloakroom

Low level wc. Wash hand basin with complimentary tiled splash back. Radiator. Extractor Fan

### Refitted Kitchen/diner

16'1 x 13'5 (4.90m x 4.09m)

Double glazed window and doors to the rear garden. Refitted range of wall and base units, complimentary work surfaces and tiled splash back, inset one and a half bowl stainless steel sink and drainer with mixer tap, space for range cooker, integrated washing machine and dishwasher. Space for fridge/freezer, cupboard housing central heating boiler. Tiled and wood effect floor. Radiator. Under stairs storage. Down lights. Television point.



### First Floor Landing

Radiator, stairs to second floor. Door to:



### Lounge

17'1 x 16'1 (5.21m x 4.90m)

Two double glazed windows to rear. Telephone and television points. Radiator. Wall light points. Down lights. Wood effect flooring.



### Master Bedroom

15'2 x 10'10 (4.62m x 3.30m)

Double glazed window to front. Fitted in wardrobes. Radiator. Television and telephone point. Down lights. Door to:



### En-suite Bathroom

Double glazed window to side. P Shaped shower bath with mixer taps/shower and curved glazed screen. Concealed cistern wc. Inset wash hand basin with mixer tap. Complimentary wall tiling. Extractor fan. Heated towel rail. Tiled floor.



### Second Floor Landing

Airing cupboard. Access to loft. Radiator. Door to:

### Bedroom Two

12'2 x 11'2 (3.71m x 3.40m)

Double glazed window to front. Radiator. Television point. Door to:





### En-suite Shower Room

Skylight window to front. Fully tiled shower cubical with folding door, Wc. Wash hand basin with mixer tap > Complimentary wall and floor tiling. Heated towel rail. Down lights.



### Bedroom Three

14'2 x 9'1 (4.32m x 2.77m)

Double glazed window to rear. Radiator.



### Bedroom Four

Double glazed window to rear. Radiator.

### Family Bathroom

Double glazed window to side. Bath with mixer taps/shower and curved glazed screen. Concealed cistern wc. Inset wash hand basin with mixer tap. Complimentary wall and floor tiling. Extractor fan. Heated towel rail.



### Front Garden

Footpath to front door with low maintenance garden area.

### Walled Rear Garden

Landscaped with low maintenance in mind and providing decking to immediate rear. Broken slate covered garden with fencing and brick wall to boundaries. Water tap. Gate to side.



### Driveway

Block paved and providing private parking and access to the garage.

### Garage

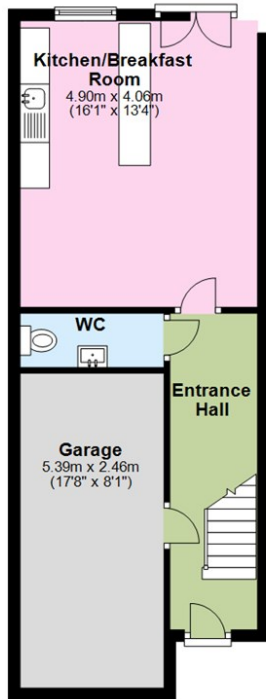
Up and over door to front. Personal door to reception hall. Power and light.



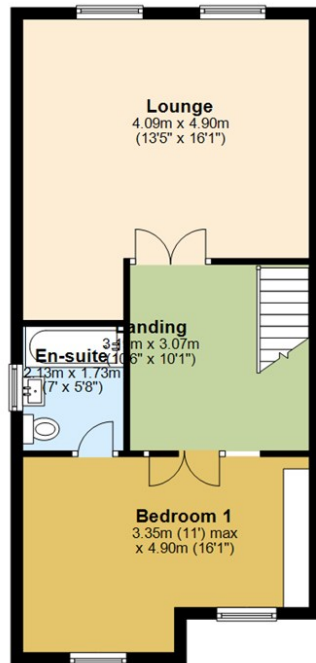




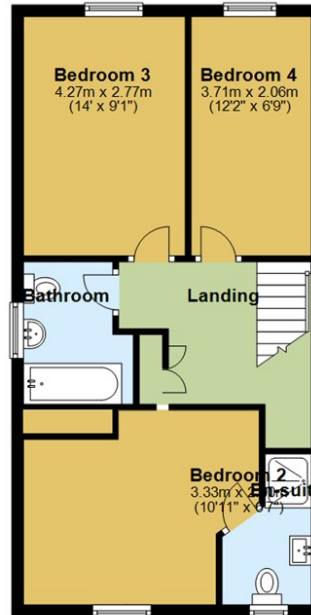
**Ground Floor**  
Approx. 44.8 sq. metres (482.3 sq. feet)



**First Floor**  
Approx. 51.3 sq. metres (552.7 sq. feet)



**Second Floor**  
Approx. 49.3 sq. metres (530.2 sq. feet)



Total area: approx. 145.4 sq. metres (1565.2 sq. feet)

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			
England & Wales		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				
England & Wales			EU Directive 2002/91/EC	