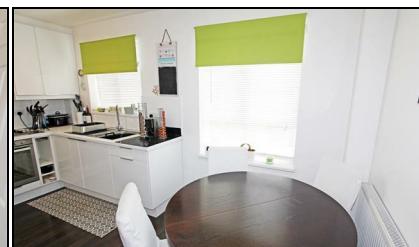




BigBlackHen^Y.com

The beautifully simple new way to sell your home



Rivenhall End, Welwyn Garden City

A well-presented three storey townhouse in a quiet cul-de-sac close to local schools and other amenities. Vendor suited.

£415,000

01992 87 85 80



Overall Description

GUIDE PRICE: £415,000-£425,000. This nicely presented townhouse sits in a pleasant quiet cul-de-sac location close to local shops, schools and other amenities yet also a short walk from green family-friendly open spaces. The property is set over three floors with the three principal bedrooms, master with en-suite, and family bathroom on the top floor. On the first floor is the sitting room with sunny balcony as well as the modern kitchen/dining room. On the ground floor is the entrance hall, downstairs cloakroom, home office (which could also be used as a fourth bedroom) and a utility room. The owners have recently had valuable planning permission granted for a 4.6 metre single-storey rear extension and there is also potential to convert the garage into further living accommodation as others have done in the area. There is an attractively landscaped and low-maintenance garden to the rear and the front garden has a private driveway with scope to add a further parking space if so desired. The vendor is suited as they are buying a property with no upward chain, so early viewing is advisable.

Location

The property sits at down a quiet cul-de-sac in the popular Panshanger area of Welwyn Garden City and so is a pleasant, quiet and family-friendly location. The property is conveniently located for local amenities with an excellent row of local shops and a large Morrisons Supermarket just a couple of minutes drive away, and excellent schools within walking distance. It is also around a ten minute's drive from Welwyn Garden City mainline station with its regular fast trains to London Kings Cross and a similar short drive from the A1. Welwyn Garden City has a wide range of shops, restaurants and other amenities including the Howard Shopping Centre (by the station), John Lewis Department Store and Waitrose. Tesco (by the A1) and The Galleria (Hatfield) are only a short drive away. WGC is surrounded by beautiful open countryside and Money Hole Lane Park is a short walk away which leads on to the green open spaces and woodland of Panshangar Park. There are a wide range of sporting and other facilities for families in the area including the Panshangar Football Club, the Gosling Sports Centre and Stanborough Park and Lakes with its boating and fishing.

Accommodation

From the front driveway the part-glazed front door leads into the:

Front Porch 6'3 x 3' (1.91m x 0.91m)

Two frosted windows to front. Part-glazed door to:

Entrance Hall 16'1 x 6'1 (4.90m x 1.85m)

Wood-effect laminate floor. Double fitted wardrobes with clothes rail and shelving. Stairs to first floor. Telephone point. Radiator.

Cloakroom 6'11 x 2'11 (2.11m x 0.89m)

Frosted window to front. Low-level wc. Vanity unit with wash-hand basin and cupboard beneath. Half-tiled walls. Wood-effect flooring.

Home Office/Bedroom Four 9'7 x 7'8 (2.92m x 2.34m)

Window to rear. Wood-effect laminate flooring. TV aerial point. Radiator.

Utility Room 8' x 4'9 (2.44m x 1.45m)

Kitchen units with roll-top work surfaces and a stainless-steel sink unit. Space and plumbing for a washing-machine. Space for fridge/freezer. Modern heated towel-rail. Glazed door to the garden patio.

First Floor 6'1 x 3' (1.85m x 0.91m)

Stairs to second floor.

Sitting Room 14'8 x 9'7 (4.47m x 2.92m)

Window to front. Fireplace with ornate wooden mantel, marble surround/hearth and coal-effect electric fire. TV aerial point. Telephone point. Sliding door to:

Balcony 7'5 x 3'6 (2.26m x 1.07m)

Wooden balustrade.

Kitchen/Dining Room 1'8 x 14'6 widest (0.51m x 4.42m widest)

Two windows to door overlooking the garden. Kitchen units with roll-top worksurfaces and one-and-a-half bowl stainless-steel sink unit. Electric oven with gas hob and extractor fan above. Fitted fridge/freezer. Fitted microwave. Wood-effect laminate floor. Cupboard housing the gas central-heating boiler.

Second Floor 8'6 x 2'7 (2.59m x 0.79m)

From the first floor stairs lead up to the second floor landing. Airing cupboard with factory-lagged hot water cylinder and wooden-slatted shelving. Loft hatch (loft is part-boarded with ladder and light).

Bedroom One 11'7 x 8'7 (3.53m x 2.62m)

Window to rear. Two fitted wardrobes. Fitted bedside cupboards with further overhead wall cupboards. Radiator.

En-Suite Shower Room 8'6 x 2'10 (2.59m x 0.86m)

Fitted shower cubicle with tiled surround. Low-level wc. Vanity unit with wash-hand basin and tiled surround. Tiled walls. Wood-effect laminate floor. Modern heated towel-rail.

Bedroom Two 9'10 x 6'9 (3.00m x 2.06m)

Window to front. Radiator.

Bathroom 8'4 x 4'10 (2.54m x 1.47m)

Panel bath with shower above, glass shower screen and tiled surround. Low-level wc. Vanity unit with wash-hand basin and cupboard beneath. Modern heated towel-rail. Wood-effect laminate floor. Double shaver-socket. Extractor fan. Fitted glass shelving.

Bedroom Three 7'10 x 6'11 (2.39m x 2.11m)

Window to front. Radiator.

Outside

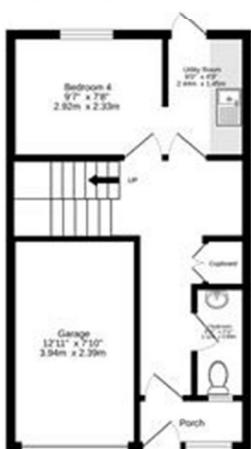
To the front of the property is a low-maintenance garden with private driveway leading up to the GARAGE: 12'11 x 7'10 with garage door to front and electric light/power. The back garden is a good size with patio area, well-stocked flowerbeds with fencing borders. There is an outside tap, two outside electric points and security lighting (to front and back).

Services & Other Info.

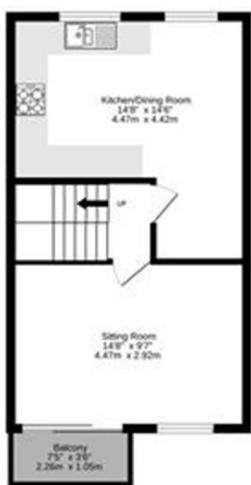
Mains water, drainage, gas and electricity. Gas central-heating. TV aerial. Telephone connected. Council Tax Band: D.



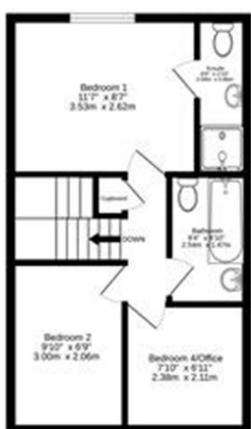
Ground Floor
375 sq.ft. (34.3 sq.m.) approx.



1st Floor
375 sq.ft. (34.3 sq.m.) approx.



2nd Floor
375 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

