

# BELVOIR!

Welwyn  
9 High Street, Welwyn, Hertfordshire, AL6 9EE

Thistle Grove, Welwyn Garden City, Hertfordshire AL7 4AG



Asking Price £459,995 Freehold

Call: 01438 717701

[belvoir.co.uk](http://belvoir.co.uk)



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**\*\* VIEWINGS SATURDAY 21ST AUG CALL TO CONFIRM YOUR SLOT \*\***

Belvoir Welwyn are delighted to offer a CHAIN FREE spacious, well presented and EXTENDED, THREE BEDROOM SEMI DETACHED house with DRIVEWAY PARKING. Close to Commonswood Nature Reserve, QEII Hospital and Cole Green Lane Amenities,

The property comprises a living room, dining room, kitchen, utility and shower room on the ground floor, two double bedrooms with built in wardrobes, a single bedroom and a family bathroom with panelled bath and overhead shower on the first floor. The rear garden has laid lawn, paved patio, storage shed and a large shed with light and power, perfect for a home office, and side access to the front.

The property has had extensive upgrading including rewiring and a new fuse box, all windows replaced with A\* rated windows, all external doors replaced with multi lock system, combi boiler and new radiators installed in the last 6 years.

The pretty town centre of Welwyn Garden City was founded in 1920 to combine active town life and the beauty of the countryside. There are plenty of shops, restaurants and cafes, leisure facilities and amenities in the town centre and surrounding localities. The mainline station provides fast and frequent services into London and northwards, with road links via the A1(M), M1 and M25. Schooling options include multiple 'good' Ofsted-rated primaries and noted secondaries.



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### Entrance Hall

Tiled flooring, radiator, spotlights, stairs to first floor, access to living room.

### Living Room

10'5" x 19'10" (3.19 x 6.05)



Karandean vinyl flooring, electric fireplace, window to front, spotlights, access to utility and dining room.

### Dining Room

9'1" x 10'10" (2.79 x 3.32)



Karandean vinyl flooring, radiator, French doors to rear garden.

### Kitchen

8'5" x 10'11" (2.59 x 3.33)

Refitted wren kitchen with tiled flooring, spotlights, window to rear, range of eye and base level units, oven, hob and extractor fan, plumbing for dishwasher and washing machine, and space for fridge/freezer.

### Utility Room

9'4" x 12'5" (2.87 x 3.8)



Tiled flooring, side access to rear garden, access to downstairs shower room, range of eye and base level units.

### Shower Room

6'9" x 6'2" (2.06 x 1.89)



Tiled floor and walls, shower, low level WC, wall mounted wash hand basin, radiator, spotlights, window to side aspect.

### Landing

Carpeted, airing cupboard, loft hatch, window to side access, stairs to ground floor, access to;

### Bedroom One

10'11" x 10'9" (3.35 x 3.28)

Carpeted, fitted sliding door wardrobe, radiator, window to front aspect.

### Bedroom Two

10'7" x 8'7" (3.25 x 2.62)

Carpeted, storage cupboard, sliding door wardrobe, radiator, window to rear aspect.

### Bedroom Three

10'11" x 9'4" (3.35 x 2.85)

Carpeted, wall mounted storage, radiator, window to front and side aspect.

### Family Bathroom

5'4" x 7'3" (1.63 x 2.21)

Tiled flooring and walls, wall mounted sink basin, low level WC, radiator, panelled bath with shower overhead, extractor, window to rear aspect.

### Rear Garden



Paved patio, laid lawn, storage shed and larger outhouse with lighting, insulation and electrics at the bottom of the garden, side access to front.

### Front Garden

Driveway for multiple cars.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
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> <small>EU Directive 2002/91/EC</small>		

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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