



Great North Road, Welwyn
Garden City, Herts, AL8



Guide price £495,000

- 3 BEDROOM SEMI DETACHED HOME
- SOUGHT AFTER WEST SIDE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- VIEWS OVER OPEN COUNTRYSIDE TO REAR
- SPLIT LEVEL LOUNGE
- DRIVEWAY PARKING FOR TWO VEHICLES
- Freehold
- EPC rating D

Because property is personal with...

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A beautifully presented West Side 'Garden City' semi detached family home close to popular schooling and local shops. Boasting driveway parking to the front for two vehicles along with a garage whilst to the rear there is a landscaped rear garden with artificial lawn area and gorgeous views over open countryside.

Ground floor accommodation comprises an Entrance Lobby, Entrance Hallway, Kitchen, Split Levelled Living Room, Conservatory, Ground Floor Cloakroom/w.c, Inner Lobby, Internal Side Access providing access to the Garage. To the first floor there are three double Bedrooms and a generous and well fitted Family Bathroom with a three piece suite.

This desirable West Side location is within a very short drive of Welwyn Garden City town centre, where there are a wide range of amenities and shops including John Lewis, Waitrose, and the Howard shopping centre, which itself accesses the mainline railway station with fast and frequent services into London King's Cross only a 30 minute commute away. Good transport links via the A1(M) are also within easy access.



Entrance Lobby/Porch

Front door leading to Entrance Lobby. Wood effect laminate flooring, UPVC double glazed window to side aspect, coving to ceiling, door leading to Entrance Hallway.

Entrance Hallway

Wood effect laminate flooring, coving to ceiling, opening to Kitchen and door leading to Inner Lobby.

Inner Lobby

Door to ground floor cloakroom/w.c, door leading to internal side access way

Ground Floor Cloakroom/W.C

Low level flush WC, wall mounted hand wash basin with stainless steel mixer taps, wood effect laminate flooring.

Internal Side Access

Door to garden, door to garage

Kitchen 3.20m x 2.20m (10'6" x 7'2")

A range of base and eye level units, space for American style fridge freezer, plumbing for washing machine. Fitted appliances to include electric oven, induction hob, extractor hood and stainless steel sink unit with mixer taps. Wood effect laminate flooring, UPVC double glazed window to front aspect.

Living Room 6.50m x 4.60m (21'4" x 15'1")

A spacious split-level lounge with wood effect laminate flooring, power points, coving to ceiling, stairs to upper level, UPVC double glazed sliding door to Conservatory and door leading to Inner Lobby.

Conservatory 3.80m x 2.30m (12'6" x 7'6")

UPVC double glazed window to both rear and side aspects, tiled flooring and door leading to the rear garden.

Garage 4.60m x 2.50m (15'1" x 8'2")

up and over door with power and lighting

First Floor Landing

Carpet flooring, power points, access to loft space which is boarded and has lighting, doors leading to -

Master Bedroom 4.50m x 2.60m (14'10" x 8'6")

Wood effect laminate flooring, UPVC double glazed window to front aspect, power points and fitted wardrobes.

Bedroom Two 4.10m x 2.50m (13'6" x 8'2")

Wood effect laminate flooring, power points, UPVC double glazed window to rear aspect with countryside views.

Bedroom Three 4.10m x 2.00m (13'6" x 6'7")

Wood effect laminate flooring, power points, UPVC double glazed window to rear aspect with countryside views.

Family Bathroom

Laminate flooring, heated towel rail, tiled walls, UPVC double glazed opaque windows to front aspect, panel enclose bath with shower attachment, hand wash basin over vanity unit, low level flush WC.

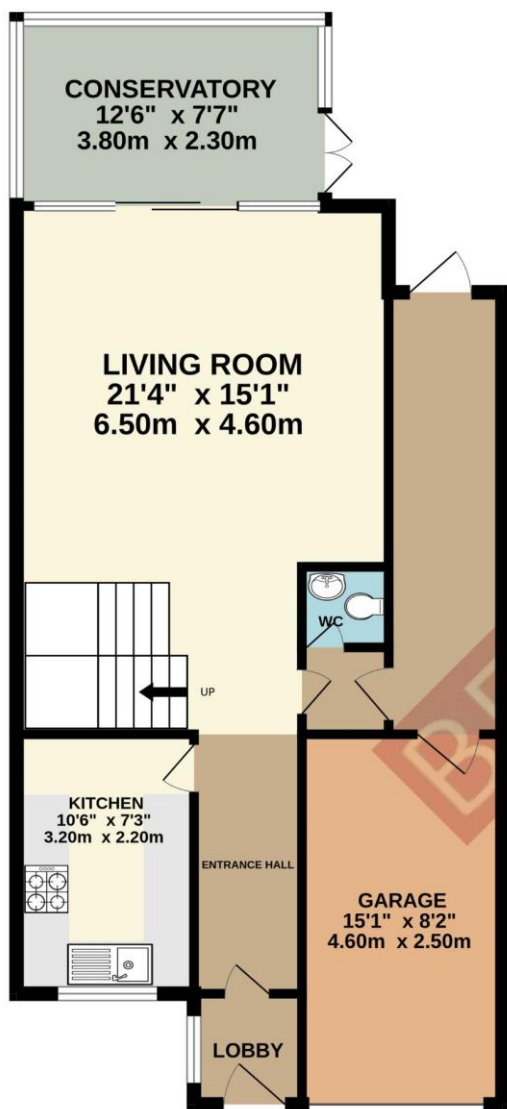
Outside Front

Block paved driveway providing parking for two vehicles. Access to single garage.

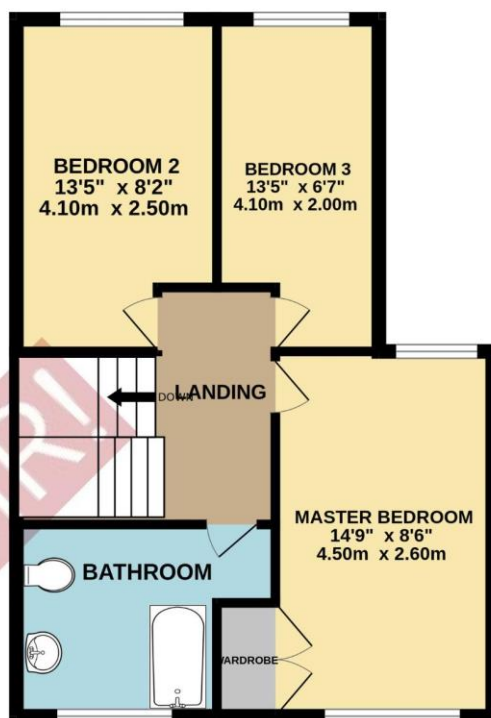
Outside Rear

Beautiful landscaped garden with a patio pathway, lawn area and artificial lawn area. Stunning views overlooking the fields to the rear, door leading to internal side access to the garage.

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 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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