



Willow Way, Hertfordshire, AL10 9QE

House - End Terrace | 2 Bedrooms

£325,000 Freehold

**LARKHAM
PIKE** &

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Entrance Hall

Via varnished part glazed door. Radiator and stairs leading to first floor with storage under. Doors to:

Lounge/Dining Room

Dual aspect with double glazed window to front and door with side panel to rear. Radiator and feature fireplace with wooden mantle and electric fire. Door to:

Kitchen

Comprising a range of wall and base mounted cupboards and drawers finished in shaker style wooden fronts with worktop over with inset single bowl single drainer sink unit, single cavity electric oven with for ring gas hob and filter hood over and plumbing for washing machine. Tiled walls, larder cupboard housing wall mounted boiler and radiator. Double glazed window to rear and wooden door opening onto rear garden.

Landing

Access to loft. Airing cupboard housing cylinder and linen shelving.

Bedroom One

Radiator. Over stairs cupboard and two double glazed windows to front.

Bedroom Two

Radiator and double glazed window to side.

Bathroom

Comprising a panel enclosed bath with electric shower over. Pedestal wash hand basin and low level WC. Tiled walls and double glazed window to rear.

Exterior

Front Garden

Path to front door with brick built storage and hedgerow.

Rear Garden

Patio area and remainder laid to lawn with flower beds and bush borders. Brick built shed and personal gate to side.

Viewing

Please contact Larkham & Pike on 01707 260707.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

