



Pentley Park, Welwyn Garden City, AL8

House - Detached | 4 Bedrooms

£795,000 Leasehold

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Entrance Hall

Accessed via composite front door with storm porch. Radiator. Stairs rising to first floor with under stairs storage cupboard housing meters and board. Double glazed window to front and doors to following:

Cloakroom

Wall hung WC with concealed cistern, plumbed towel rail and inset wash hand basin with cupboard under and tiled splash back.

Living Room

Fitted unit with display shelving and cupboard space. Television point. Double glazed multi paned effect full height bay window to rear, matching full height window to side and window to front. Radiator, recessed spotlights and opening to:

Dining Room

Radiator and recessed spotlights. Multi paned effect double glazed windows to rear and side and matching French doors opening onto patio. Opening into:

Kitchen/Breakfast Room

Comprising a range of fitted wall and base units wrapped in grey matt finish with chrome handles with Corian worktops over with double bowl sink and matching upstands. Fitted low level oven with four ring electric hob and extractor over all finished in stainless steel with matching splash back. Integrated fridge/freezer, dish washer and bin cupboard under sink. Wall mounted shelving, tiled floor, radiator, recessed spotlights and double glazed window to rear.

Utility Area

Fitted wall and base units finished with white shaker style fronts, shelving and storage units. Wood block effect worktop and double glazed window to front and half glazed door to side.

Landing

Multi paned double glazed window to front. Spotlights and doors to:

Bathroom

Comprising a tiled enclosed bath with mixer tap and separate mixer shower over and shower screen. Vanity unit with low level WC inset wash hand basin with cupboard under. Tiled floor and walls. Mains wired extractor and frosted double glazed window to side.

Bedroom One

Fitted wardrobes to one wall with shelving and hanging space. Radiator. Double glazed window to rear and door to:

En Suite

Tiled enclosure with low profile tray and glass door and wall mounted mixer shower. Inset wash hand basin with drawers under and wall hung WC with concealed cistern. Plumbed towel rail, extractor fan and tiled walls and floor.

Bedroom Two

Fitted wardrobes with shelving and hanging space. Radiator and multi paned effect double glazed window to rear.

Bedroom Three

Radiator and multi paned effect double glazed window to side.

Bedroom Four

Radiator and loft access. Multi paned double glazed window to side.

Exterior

Gardens

Wrap around gardens to all sides. All stocked with mature shrubs, flowers and hedge row. Patio area with wooden Pergola. Cold water tap. Rear decking providing access to storage sheds. Path to rear gate and providing access to Garden room/store.

Garden Room/Store

Electric garage door to front. Two sets of wooden double doors to side, two windows and roof light. Light and power. Hardstanding to front.

Tenure

Leasehold

Viewings

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	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

