



Connells

Woodlands Park Danesbury Park Road
Welwyn



Property Description

A fantastic example of a double unit park home offering 933 sq ft/86 sqm of flexible accommodation!!

Located off the highly desirable Danesbury Park Road and within a short walk of the Mardley Heath nature reserve, this two/three-bedroom property is just like living in a bungalow! The accommodation comprises a spacious, welcoming entrance hallway, an 18' lounge with separate dining area, a useful office or storage room which could be used as an additional single bedroom if required, kitchen/breakfast room and separate utility room!! There are two well-proportioned bedrooms and a family bathroom. Externally there is an enclosed wrap around garden ideal for pets with patio and seating area, plus a driveway for one car. A must see for anyone considering this style of property with a chain free sale offered.

Entrance Hall

Double glazed front door, vinyl wood effect floor and radiator.

Lounge

18' 6" x 11' (5.64m x 3.35m)

Double glazed windows x 3, electric fireplace with mantelpiece, radiator x 2 and TV point.

Dining Room

12' 9" x 8' 2" (3.89m x 2.49m)

Double glazed window, radiator, door leading into office/storeroom/bedroom 3 and opening into lounge.

Office/Storeroom/Bedroom 3

6' 1" x 6' (1.85m x 1.83m)

Double glazed window to side, radiator, wood effect vinyl flooring.

Kitchen

12' 3" x 8' 3" (3.73m x 2.51m)

Double glazed window, stainless steel sink and drainer, cupboards wall and base units. Electric cooker point, integrated dishwasher, space for fridge freezer and wood effect vinyl floor.

Utility Room

8' 2" x 5' 6" (2.49m x 1.68m)

Double glazed window, built in cupboard housing gas boiler, plumbing for washing machine, space for fridge freezer and wood effect vinyl floor.

Bedroom One

12' 5" x 9' 5" (3.78m x 2.87m)

Double glazed window, radiator, fitted wardrobes to the side and over bed and fitted dressing table.

Bedroom Two

9' 6" x 8' 10" (2.90m x 2.69m)

Double glazed window, radiator, range of fitted wardrobes and drawers.

Shower Room

Walk in shower, low level WC, wash hand basin, frosted double glazed window, extractor fan, wood effect vinyl floor and radiator.

Garden

A secure and enclosed wrap around garden ideal for pets. Laid to lawn, with paved pathway to all sides, range of fruit trees, 3 sheds, outside tap.

Agents Note

Council Tax - Band A

Ground Rent - £196.24 per month









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure:

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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