



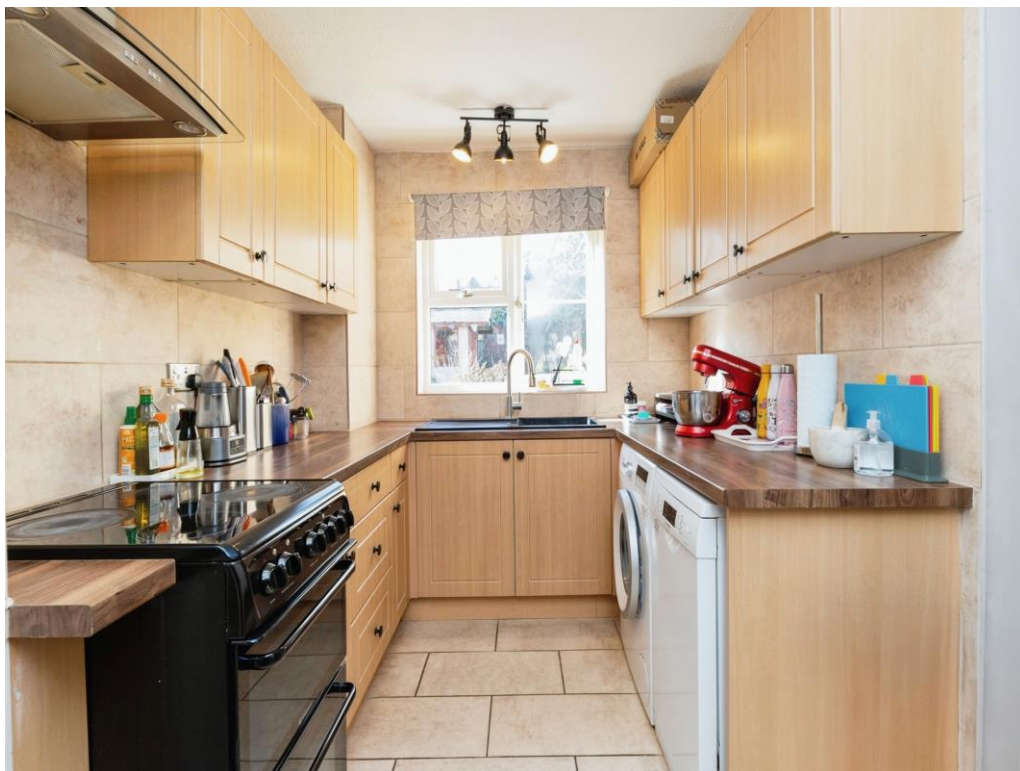
Connells

Little Dell
Welwyn Garden City

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Welwyn Garden City AL8 7HZ

for sale guide price
£475,000



Property Description

A re-modelled and improved two/three bedroom semi-detached home in a cul-de-sac location on the West Side of town, and less than a mile from the town centre and train station.

To the ground floor there is an entrance hall, lounge/diner, kitchen, useful side porch/utility area and a versatile room which could be used as bedroom three, as it also benefits from an en-suite shower room but could be used as a gym or playroom depending on your circumstances.

To the first floor you will find two double bedrooms with built in storage cupboards and a re-fitted shower room.

Externally there is a south facing rear garden, separate summerhouse, and a home office with light, power and Internet connection; to the front within the cul-de-sac, there are a number of communal parking spaces.

Entrance Hall

Double glazed front door, stairs to the first floor, radiator, understairs cupboard housing fuse box and gas meter

En-Suite Shower Room

Attached to bedroom three. Shower cubicle, Low level W/C, wash hand basin, extractor fan, recessed spotlights, tiled walls and heated flooring.

Lounge/Diner

17' 1" x 10' 3" (5.21m x 3.12m)

Double glazed french doors onto garden. TV point, radiator, wood effect flooring.

Reception/Bedroom 3

19' 1" max x 10' 7" max (5.82m max x 3.23m max)

Double glazed windows to front and rear, coal effect fireplace.

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m)

Sink and drainer, cupboards at wall and base level, rolled edge worktops, cooker point with extractor hood over, plumbing for washing machine, dishwasher and tumble dryer, radiator. Double glazed window to the rear.

Utility Room/Side Porch

Double glazed front door, wall based Worcester Combi boiler (18 months old), door into lounge/diner.

First Floor

Bedroom 1

10' 3" plus door recess x 9' 1" (3.12m plus door recess x 2.77m)

Double glazed window to the rear, mirror fronted fitted wardrobes, radiator, built in storage cupboard.

Bedroom 2

14' 1" x 8' 7" (4.29m x 2.62m)

Two double glazed windows to the front, radiator, built in cupboard.

Shower Room

Double glazed window to the rear, shower cubicle with glass sliding door, low level W/C, wash hand basin, heated towel rail, extractor fan, recessed spotlights, tiled walls and floor.

Garden

South facing, paved patio, laid to lawn, mature shrub border and beds, timber summerhouse.

Outbuilding

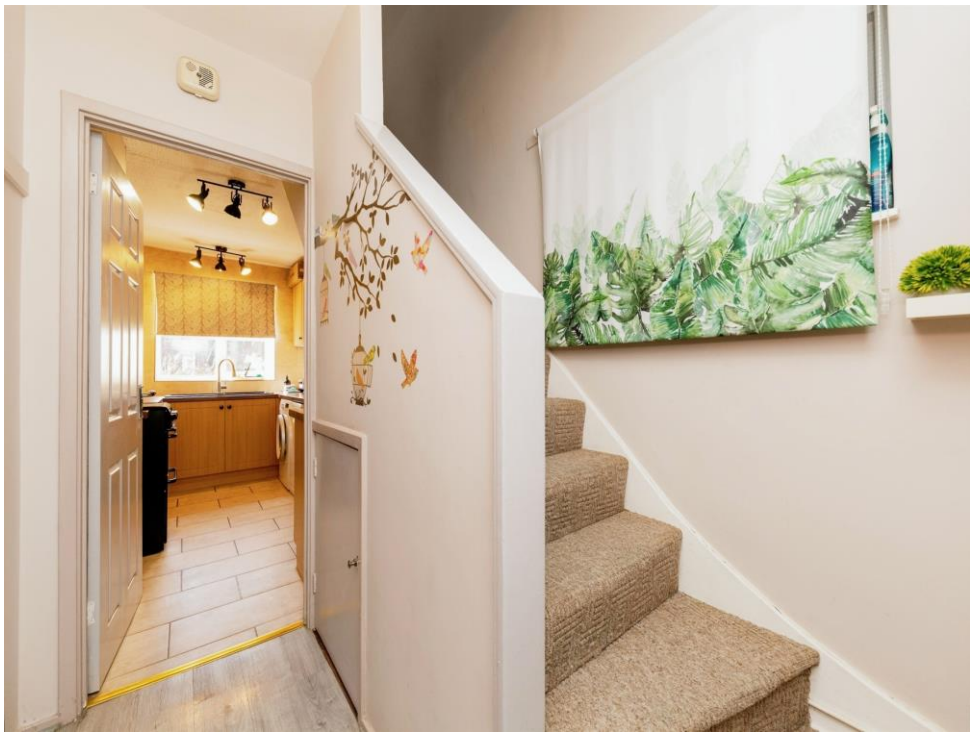
15' 11" x 8' 6" (4.85m x 2.59m)

Home office, has light and power and Internet supply.

Summer House

Summer house in garden.









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

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EPC Rating: Awaited

Tenure: Freehold

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