



Hobbs Hill Welwyn AL6 9DY

for sale offers over
£350,000



Property Description

Connells are proud to present to the market this two-bedroom charming character property dating back to 1860. This gorgeous cottage offers a stable door which leads to a rear porch and, in turn, into a living room with a wood burning stove. There is also a useful cloakroom and a well fitted kitchen with built-in oven and hob. At first floor level there are two bedrooms, both offering access to a well fitted bathroom which also benefits from a small utility area.

There is a small courtyard garden to the rear and a raised shrub bed beyond the shared pathway with decked stairs leading up to a further lawned garden area.

Welwyn Village is a highly sought after location with many benefits including traditional pubs and popular restaurants, independent shops, many activities including tennis, bowls, cricket and French club to name just a few, access to a local primary school and 6-minute drive/30 minute walk to Welwyn North train station with regular access to London and Cambridge.

This is a must-see property!

Entrance Hall

Wooden frosted double glazed front door and window. Door to cloakroom.

Cloakroom

Low level w/c, pedestal basin, radiator, frosted double glazed window to the front.

Lounge

11' 4" x 11' 3" max (3.45m x 3.43m max)

Wooden barn style door to the rear, television and telephone points, radiator, step down into the dining room, wood burning stove.

Rear Porch

4' 1" x 3' 4" (1.24m x 1.02m)

Door that leads into the rear garden, Circular double-glazed window. Two storage cupboards.

Dining Room

10' 10" max x 6' 3" (3.30m max x 1.91m)

Double glazed window to the front, radiator, stairs to first floor, under stairs storage, raised step through to the lounge.

Kitchen

4' 9" x 11' 4" (1.45m x 3.45m)

Two double glazed windows, one frosted window to the side and one to the rear. Electric hob and oven. Cupboards at wall and base level. Stainless steel sink and drainer. Room for fridge freezer and dishwasher.

First Floor

Landing

Small landing area with doors to bedroom one and two.

Bedroom 1

10' 10" x 9' 6" (3.30m x 2.90m)

Double glazed window to the rear, radiator, access to Jack and Jill style family bathroom. Loft access.

Bedroom 2

7' 11" x 7' 8" (2.41m x 2.34m)

Double glazed window to the front, radiator, access to Jack and Jill bathroom.

Bathroom

Two double glazed windows to the rear and to the front, Jack and Jill style bathroom, access via bedroom 1 & 2. Radiator, low level w/c, pedestal basin, tiled bath with shower overhead. Room for a tumble dryer and washing machine. Storage cupboard housing gas boiler. Loft access.

Loft Space

Two lofts, one accessed via the bathroom which is boarded, and another accessed via bedroom one which is partially boarded.

Outside

Rear Garden

Paved patio, shared access pathway and steps leading to raised lawned area with flower beds.

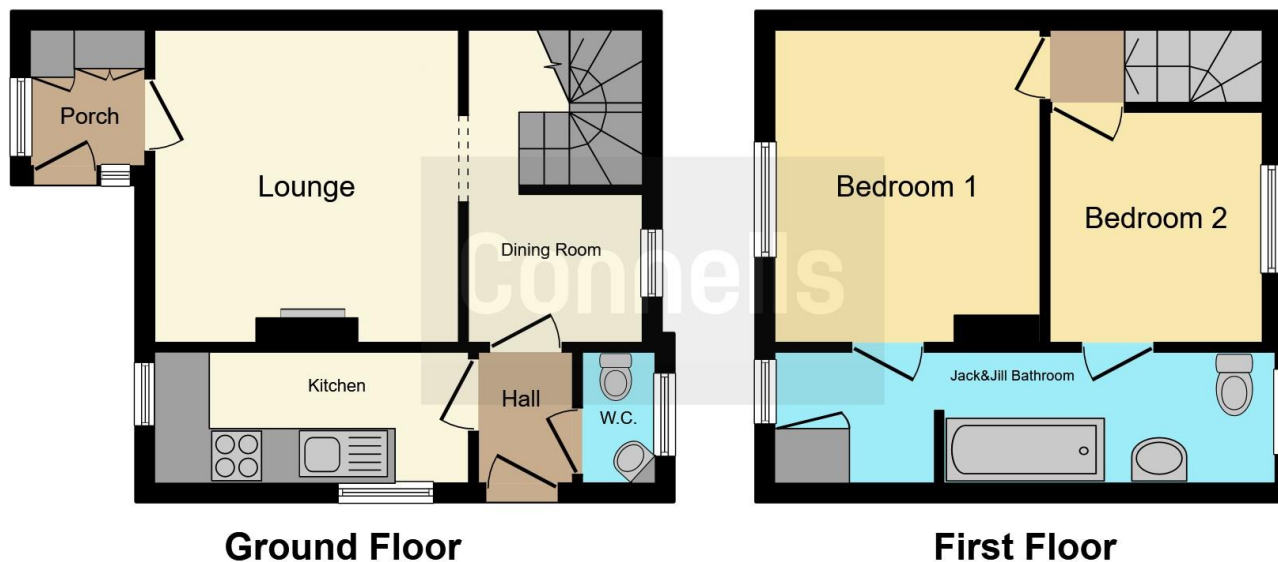
Parking

On street parking.









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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T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: WWY307150 - 0011