



Connells

Wellands
Hatfield



Property Description

Connells are delighted to present to the open market, this HIGHLY DESIRABLE FOUR BEDROOM DETACHED family home in a highly sought out area of Birchwood. This property is one not to be missed, with four bedrooms on the upper floor, big square footage downstairs which comprises of a kitchen/diner, two reception room which one has its own personal street entrance, downstairs cloakroom and a garage which has a driveway for at least 3/4 cars. with this property being in a ideal location for local amenities, transport links and schooling, this would make the IDEAL FAMILY HOME for you!!!

Entrance Hall

PVC window and door, radiator, stairs.

Cloakroom

Low level/c, pedestal basin.

Lounge

11' 5" x 20' 6" (3.48m x 6.25m)

Double glazed patio doors to the rear, telephone and television points, radiator.

Playroom

10' 2" x 19' 6" (3.10m x 5.94m)

Double glazed window to the front and side, double glazed door to the side, radiator, television point.

Kitchen/Diner

30' 3" x 13' 8" (9.22m x 4.17m)

Cupboards at wall and base level, Rangemaster oven with extractor over, stainless steel sink and drainer, Boiler (new in 2022), double glazed window to the front and rear, all freestanding appliances, two radiators, room for a dining table.

Accommodation First Floor

Landing

Loft access, airing cupboard, double glazed window to the side.

Bedroom 1

10' 6" x 12' 2" (3.20m x 3.71m)

Fitted wardrobes, radiator, television point, double glazed window to the rear.

Bedroom 2

10' max x 11' 6" max (3.05m max x 3.51m max)

Double glazed window to the rear, radiator.

Bedroom 3

11' max x 9' 9" (3.35m max x 2.97m)

Double glazed window to the front. Radiator.

Bedroom 4

10' 1" x 9' 1" max (3.07m x 2.77m max)

Separate w/c - pedestal basin, frosted double glazed window to the side,

Separate panelled bath and shower over, pedestal basin, frosted double glazed window to the side, heated towel rail.

Separate shower, heated towel rail, frosted double glazed window to the side.

Bedroom 4

10' 1" x 9' 1" max (3.07m x 2.77m max)

Double glazed window to the front, radiator.

Bathroom

Separate w/c - pedestal basin, frosted double glazed window to the side,

Separate panelled bath and shower over, pedestal basin, frosted double glazed window to the side, heated towel rail.

Separate shower, heated towel rail, frosted double glazed window to the side.

Outside

Front Garden

Dropped kerb, room for three cars, block paved, aide access.

Rear Garden

Entrance to garage, summer house used as a gym, laid to lawn with side access.

Garage

With wooden doors to the front.









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

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

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307191



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307191 - 0009