





Property Description

An immaculate two bedroom semi-detached home with driveway and garage. Features include a spacious ultra-modern kitchen with integrated appliances, large main bedroom, stylish bathroom with freestanding bath and enclosed shower, and a beautifully maintained rear garden.

This beautifully presented two bedroom semi-detached home offers stylish and contemporary living throughout. The ground floor comprises a bright and welcoming lounge and an ultra-modern fitted kitchen complete with integrated appliances and space for dining.

Upstairs boasts two bedrooms, including a large master bedroom with fitted wardrobes, along with a spacious luxury bathroom featuring a freestanding bath and enclosed shower.

Externally, the property benefits from a driveway providing off-street parking, a garage, and a well maintained rear garden, ideal for relaxing and entertaining.

Presented in immaculate condition, this home is ready to move straight into and would suit first time buyers, downsizers or small families looking for a quality home in a desirable location.

Entrance Hall

Front door to the entrance hall, radiator, laminate floor, open into kitchen, door into lounge.

Lounge

15' 4" Max x 11' 8" Max (4.67m Max x 3.56m Max)

Double glazed window and door onto rear garden, stairs to first floor with understairs space, laminate flooring, television point.

Kitchen

8' 5" x 7' 7" (2.57m x 2.31m)

Double glazed window to the front, inset sink with mixer taps, cupboards at wall and base level, Quartz worktops, cupboard housing "Valliant" combi boiler. Integrated Fridge freezer, dishwasher, Bosch Gas hob with bosch oven and extractor fan above. Laminate Flooring.

First Floor Accomodation

Landing

Doors to bedrooms and bathroom.

Bedroom 1

11' 8" x 9' 8" Max (3.56m x 2.95m Max)

Double glazed window to the rear, radiator, fitted wardrobes, television point.

Bedroom 2

12' 2" x 5' 5" (3.71m x 1.65m)

Double glazed window to the front, radiator, loft access.

Bathroom

Four piece suite comprising of Low level w/c, freestanding bath with shower attachment, walk in shower cubicle with glass sliding door, oval washhand basin with complimentary cupboard below, recessed spotlights, tiled flooring and walls, frosted double glazed window, heated towel rail, extractor fan.

Outside

Front Garden

Driveway for 1 car, lawned area, footpath leading to front door.

Rear Garden

Full width patio area, step up onto lawned area, personal door into garage, outside tap.

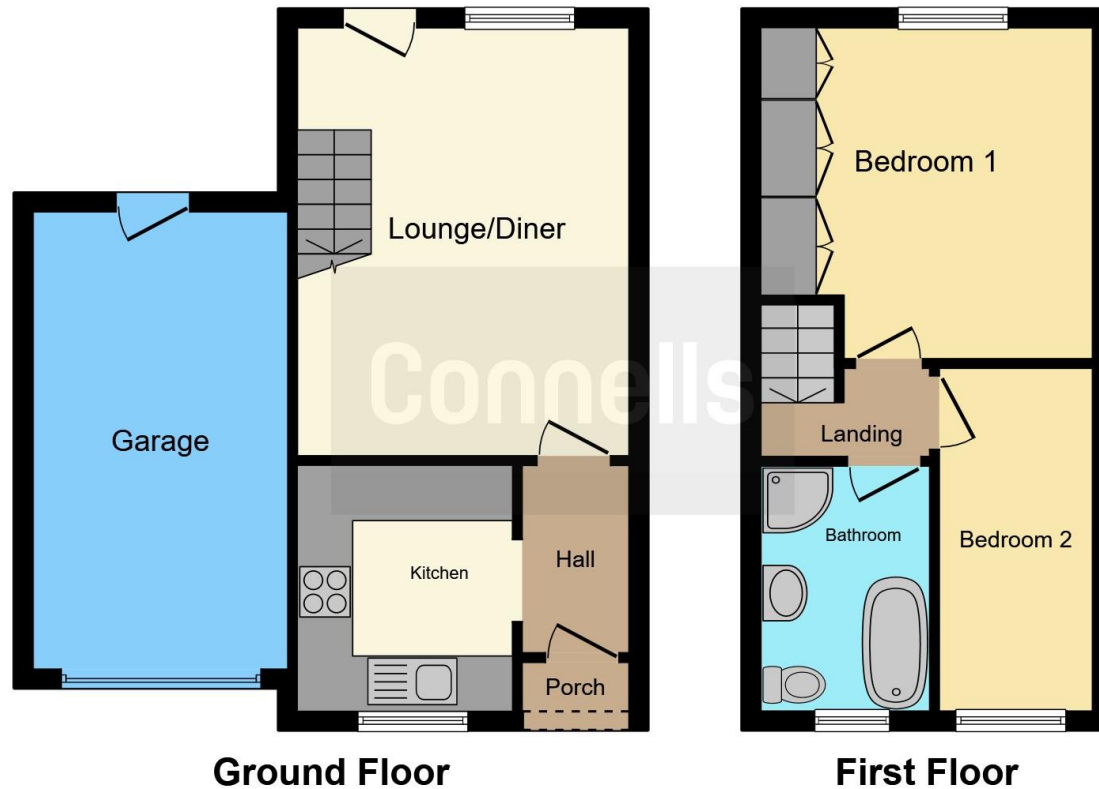
Parking

Garage with metal up and over door, rafter storage, light and power, double glazed personal door onto 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

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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307380



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: WWY307380 - 0008