



Connells

Lemsford Village
Lemsford WELWYN GARDEN CITY

Lemsford Village Lemsford WELWYN GARDEN CITY AL8 7TR

for sale offers in excess of
£500,000



Property Description

A stunning and rarely available four bedroom semi-detached cottage overlooking a river in the sought after picturesque hamlet of Lemsford, within walking distance of locals schools and with easy access to the Town Centre. The accommodation is well planned throughout and is over two floors. The ground floor has a good size open plan living/dining/kitchen area with a sociable island perfect for dining. Master bedroom has an en-suite, there are two further double rooms and a single. Off street parking to the side of the property and a private South facing rear courtyard style rear garden. Being sold CHAIN FREE.

Lemsford village is a small Hamlet just outside Welwyn Garden City which has a renowned village primary school, local pub and access to country walks and Brocket Hall. Welwyn Garden City is located in Hertfordshire and was the second Garden City in England. The town offers a wide range of amenities and shops including John Lewis Department store, The Howard shopping centre and Waitrose. The Mainline Rail Station has direct routes to London Kings Cross (In less than 30 minutes) and the Town also has great access to the A1 (M).

** NOTE - The Seller advises that a small part of the property is a Flying Freehold which is the space covering the family bathroom and second bedroom. There are no issues with mortgage providers or insurance companies due to this. **

Living/Dining Room

19' 6" x 15' 5" (5.94m x 4.70m)

Front door leading into the Living/Dining Room with electric fire place. Double glazed window to the front and side. Radiator. Under stairs storage cupboard. Archway leading to Kitchen. Door to Inner Hallway.

Inner Hallway

Stairs to the first floor, door leading out to the rear garden and door to Cloakroom and Refitted Kitchen.

Cloakroom

Refitted with a suite comprising of a low level WC and a wash hand basin. Double glazed window to rear with obscure glass.

Kitchen

13' 7" x 7' 4" (4.14m x 2.24m)

Refitted kitchen with a range of wall and base units with work surfaces over. Integrated gas hob and oven with extractor hood over. Integrated appliances. Part tiled walls. Sink unit with mixer taps with window overlooking the charming rear garden. Island unit with seating for up to four people with feature lighting over. Laminate flooring.

Landing

Window to the side. Doors to rooms.

Master Bedroom

11' 3" x 7' 11" (3.43m x 2.41m)

Window to the rear. Radiator with decorative cover. Carpeted.

Dressing Area

5' 7" x 5' 9" (1.70m x 1.75m)

With door to the En-suite.

En-Suite Shower Room

A fully tiled refitted shower room with shower cubicle with shower within, low level WC and a wash hand basin. Double glazed obscure glass window to the rear.

Bedroom Two

13' 7" x 11' 1" (4.14m x 3.38m)

Two windows overlooking the front. Built in double wardrobe. Radiator.

Bedroom Three

11' 2" x 7' 10" (3.40m x 2.39m)

Two windows overlooking the front. Radiator.

Bedroom Four

8' 4" x 6' (2.54m x 1.83m)

Bay window overlooking the front. Radiator.

Family Bathroom

Refitted bathroom with a suite comprising of a panel bath with shower over and shower screen, low level WC and a wash hand basin. Part tiled walls. Obscure glass window to the rear. Heated towel rail/radiator.

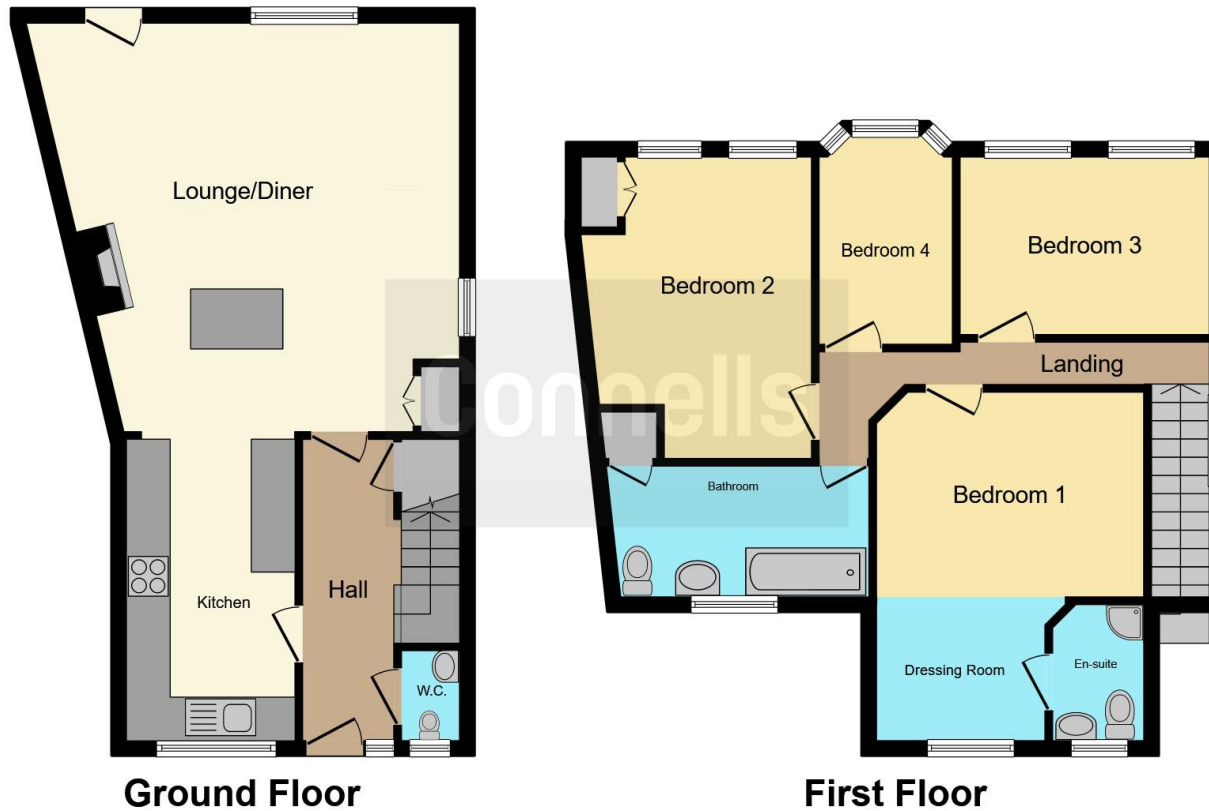
Rear Garden

A delightful Southerly facing rear garden with good size patio area adjoining the property leading to a lawned area with flowers and shrubs to borders.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WWY306502

Tenure: Freehold



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.

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