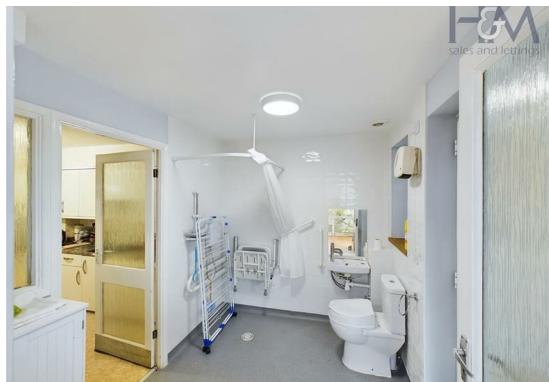


Becket Gardens Welwyn AL6 9JE.
Asking Price £395,000



Becket Gardens, Welwyn, AL6 9JE.

Council Tax Band: E

CHAIN FREE! Three bedroom end of terrace property situated in a pleasant cul-de-sac and just a short walk to Welwyn Village which has an array of shops including a Tesco Extra store, bars and restaurants. The A1(M) is only a 5 minute drive away and Knebworth, Stevenage, Welwyn Garden City and Welwyn North mainline train stations are all approximately a 10 minute drive away. The properties current configuration comprises of a double glazed entrance porch which leads into the lounge. There is also a downstairs wet room/WC, conservatory and a office/TV room. Upstairs are three good sized bedrooms and to the front there is a block paved driveway and a paved rear garden.

Entrance Porch

10'9 x 8'10 (3.28m x 2.69m)

Of a double glazed construction and accessed by double glazed front door which in turn leads into the lounge via an additional double glazed french doors with side panels. Built in cloaks hanging storage cupboard, door into the converted garage. Tiled flooring.

Office

12'9 x 7'6 (3.89m x 2.29m)

The garage has been converted to a room with a double glazed floor to ceiling window and door. 'At present we are waiting for confirmation of building regulations approval'.

Family Lounge

23'3 x 11'1 (7.09m x 3.38m)

Double glazed patio doors leading into the conservatory, separate glazed doors leading to the kitchen and inner lobby which has the staircase leading upto the first floor landing.

Kitchen

12'2 x 8'3 (3.71m x 2.51m)

Fitted with a range of base and wall units which work tops and built in appliances to include an electric ceramic hob, oven and microwave. Two built in cupboards, glazed window to rear and sided aspect and door leading into the wet room/WC. One of the units houses a water softener.

Wet Room/WC

8'1 x 6'10 (2.46m x 2.08m)

Comprising of a low level WC, wash hand basin and wall mounted 'Triton' electric shower, tiled splashbacks and a double glazed door leading to the conservatory and glazed door leading into the TV room/office. Wall mounted chrome heated towel rail.

Conservatory

10'7 x 10'5 (3.23m x 3.18m)

Of a double glazed construction with double glazed french doors to the rear garden and a separate double glazed door leading in to the TV Room/Office. Laminate wood flooring.

Office/TV Room

13'8 x 11'0 (4.17m x 3.35m)

Double glazed french doors leading into the rear garden and separate double glazed window to the rear aspect. Wash hand basin and inset spotlights.

Inner Hallway

4'3 x 3'0 (1.30m x 0.91m)

Stairs leading to the first floor

Landing

8'11 x 3'2 (2.72m x 0.97m)

Doors to all of the rooms, loft access.

Bedroom One

11'2 x 11'0 (3.40m x 3.35m)

Double glazed window to the front aspect, wardrobes to one wall.

Bedroom Two

11'10 x 10'11 (3.61m x 3.33m)

Double glazed window to the rear aspect.

Bedroom Three

8'4 x 7'6 (2.54m x 2.29m)

Double glazed window to the front aspect.

Bathroom/Wet Room

8'4 x 6'1 (2.54m x 1.85m)

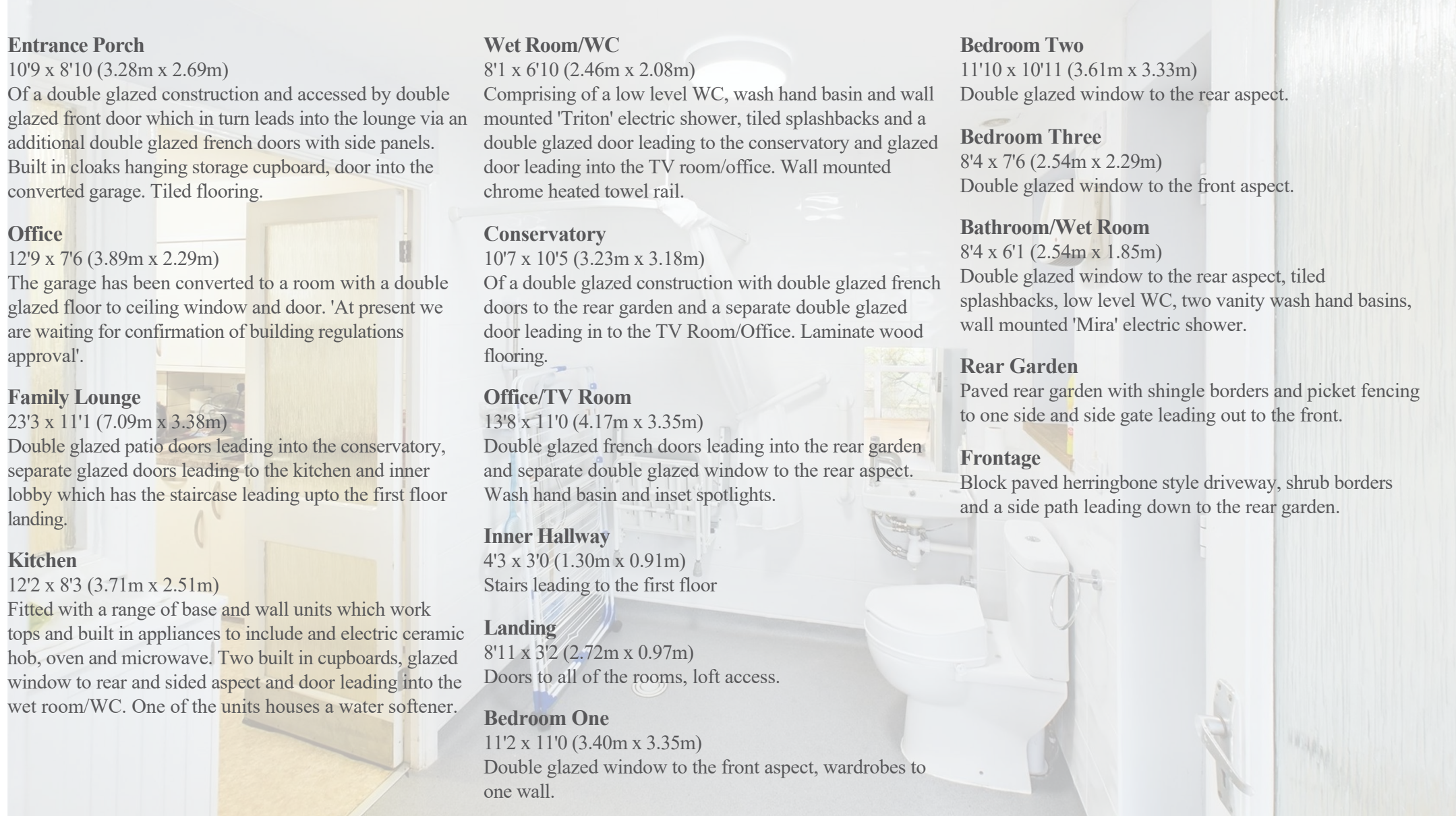
Double glazed window to the rear aspect, tiled splashbacks, low level WC, two vanity wash hand basins, wall mounted 'Mira' electric shower.

Rear Garden

Paved rear garden with shingle borders and picket fencing to one side and side gate leading out to the front.

Frontage

Block paved herringbone style driveway, shrub borders and a side path leading down to the rear garden.





Homes and Mortgages
 86 High Street
 Stevenage
 Hertfordshire
 SG1 3DW
 01438 728444

stevenage@homesandmortgages.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	