

# Alexander Bond & Company

Estate Agents | Property Management



Wilga Road, Welwyn, Hertfordshire, AL6 9PS

Offers In Excess Of £500,000





# Wilga Road

Welwyn, AL6 9PS

- Extended Two/Three Bedroom Semi Detached House
- Garage & Plenty of Private Parking
- Solar Panels on Roof
- Utility Room & Cloakroom
- just a few Minutes Walk to Village Centre
- Popular Village Location
- Fitted Kitchen with Fitted Gas Hob
- Separate Dining Room and Family Room
- Shower/ Wet Room
- EPC Rating C

Alexander Bond & Co are pleased to present this extended two/three-bedroom semi-detached house in the highly sought-after village of Welwyn.

This home offers an abundance of space on the ground floor, thanks to a generous single-storey rear extension, providing versatile living areas. Originally a three-bedroom house, the current owner converted the third bedroom into a wet room. However, this could easily be reverted, with the bathroom relocated to the dressing area in the main bedroom.

The property boasts a large westerly-facing garden with a patio, established lawn, and at the rear, a sizable garage and driveway with parking for three cars.

Wilga Road is conveniently located near Welwyn Village centre, offering a range of boutique shops, a Tesco Express, pubs, restaurants, and a doctor's surgery. More extensive shopping and leisure options are just a short drive away in Welwyn Garden City. Excellent transport links are nearby, including the A1M (Junction 6) and mainline train stations at Welwyn North and Welwyn Garden City.



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## ENTRANCE HALL

Access via UPVC front door, grey laminate wood flooring, stairs off from first floor, inset ceiling spot lights.

## CLOAKROOM

Opaque double glazed window to side, hand wash basin with mixer tap, low level WC, grey laminate wood flooring, inset ceiling spot light.

## KITCHEN

Two double glazed windows, grey laminate wood flooring, fitted breakfast bar with wood effect work top surface, integrated gas hob, further wood effect work top surfaces, fitted wall and base units, 'Blanco' inset sink unit with drainer and mixer tap, plumbing for dishwasher, wall mounted 'Ideal' combination boiler (was installed in 2019 and has been serviced every year), part tiled wall, inset ceiling spotlights, arch to:

## DINING ROOM

Double glazed French doors to garden, double glazed window to rear, double radiator, grey laminate wood flooring.

## UTILITY ROOM

Double glazed window to rear, double glazed door to rear, stainless steel single drainer sink unit with mixer tap, part tiled walls, fitted cupboards, plumbing for a washing machine, grey laminate wood flooring.

## LOBBY

UPVC double glazed door to front, grey laminate wood floor.

## FAMILY ROOM

Double glazed window to rear, double radiator.

## LOUNGE

Double glazed window to front, inset ceiling spot lights, fitted gas coal effect fire place with mantle and hearth.



## Directions

The following times and distances are approximate as a guide only: London Kings Cross rail network (32 mins twice hourly and 17 mins direct to/from Kings Cross during rush hour). Trains also run Northbound to Cambridge (55 mins direct) - Hertford (The county town) 6.8 miles - historic St Albans just over 14 miles - M25 14 Miles - Luton airport just over 14 miles - Stansted airport (27 miles) - A1M Junction (6) less than three minutes away.

### STAIRS/ LANDING

Double glazed window to front, inset spotlights, access to boarded loft with drop down ladder and light.

### BEDROOM ONE

16'11" x 12'5" (5.16m" x 3.78m")

Double glazed window to front and rear, built in double wardrobe with solar panel controls.,

Dressing area. This area could be partitioned to provide a third bedroom or a bathroom.

### BEDROOM TWO

11'10" x 10'7" (3.61m" x 3.23m")

Double glazed window to rear, built in wardrobe..

### SHOWER/ WET ROOM

Opaque double glazed window to front, fully tiled walls, low level WC, pedestal hand wash basin, fitted electric shower, built in cupboard, heated towel rail., extractor fan.

### OUTSIDE

#### FRONT & REAR GARDENS

Front: Wrought iron fence, steps up to front door and paved area, artificial lawn, hand rails.,

Rear: Large westerly facing garden with a paved patio area, raised borders, steps up to artificial lawn, concrete base for shed/outbuilding, path leading to rear gate and garage, outside tap, outside power points, outside cold water tap, large outbuilding that could be developed into a further garage or garden office/ kids playroom..

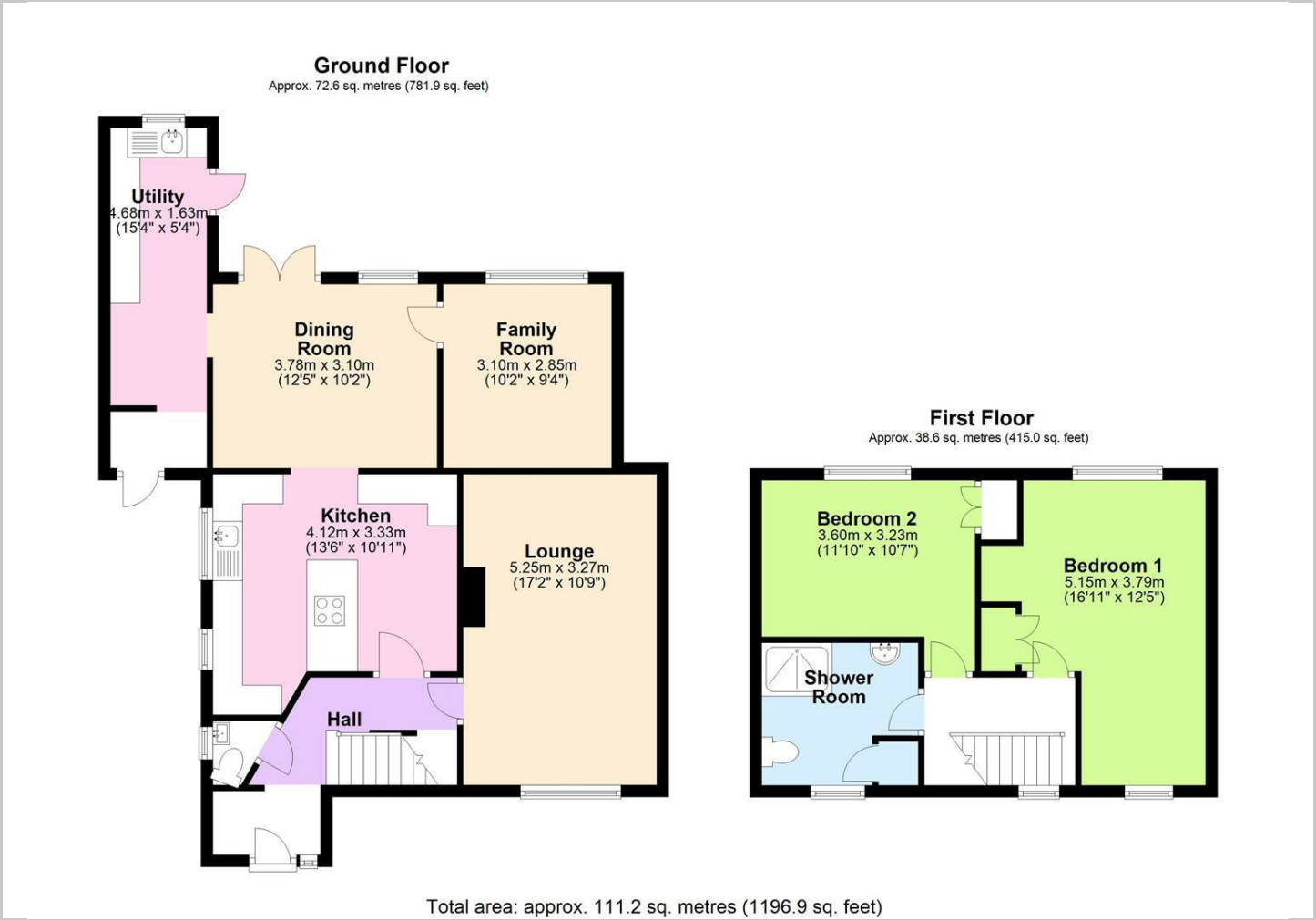
#### GARAGE/ WORKSHOP & PARKING

Detached garage/ workshop n with an electronically operated up and over door, power and light, shelving , door to garden.





Floor Plans



Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

