

# Alexander Bond & Company

Estate Agents | Property Management



Juniper Gardens, Welwyn, Hertfordshire, AL6 0XH

Guide Price £550,000









# Juniper Gardens

Welwyn, AL6 0XH

- Much Sought After Area of Welwyn
- Three Bedrooms
- Downstairs Cloakroom
- Open Views to the Rear
- Cul De Sac Location
- Linked Detached House
- Spacious Open Plan Lounge/ Diner/ Kitchen
- Attached Garage & Private Parking
- Walking Distance to Oaklands JMI School and Shops
- Good Sized Rear Garden

Alexander Bond & Company are delighted to present this charming and visually appealing three-bedroom link-detached house, available freehold, in the sought-after Welwyn area.

Offering a high standard of living, the ground floor features an entrance lobby, a downstairs cloakroom, and a spacious open-plan lounge, dining area, and kitchen, leading to a bright conservatory. Upstairs, there are three generously sized bedrooms and a family bathroom with a contemporary suite and shower.

Externally, the property boasts a private driveway with ample off-street parking at the front, while the rear enjoys a well-sized garden with open views beyond.



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## ENTRANCE LOBBY

Access via hardwood front door, wooden flooring, column style radiator.

## CLOAKROOM

Hand wash basin with mixer tap, oval shaped WC with a concealed cistern, fully tiled walls, inset ceiling spotlights, column style radiator.

## LOUNGE/DINING ROOM

26'1" x 15'11" (7.95m x 4.85m)

Leaded light double glazed box bay window to front, wooden flooring, built in under stairs cupboard, inset ceiling spotlights, fireplace, stairs off to the first floor, column style radiator, double glazed sliding doors to conservatory.

## KITCHEN AREA

10'6" x 7'4" (3.20m x 2.24m)

Double glazed window to rear, fitted breakfast bar, wooden work to surfaces, 'Butler' style sink with mixer tap, five ring gas hob with cooker hood over, built in oven, fitted pan drawers, integrated slimline dishwasher, mosaic style wall and floor tiling, column style radiator, skirting lighting, fitted wall and base units with fitted pan drawers, door to garage,

## CONSERVATORY

9'10" x 7'9" (3.00m x 2.36m)

Double glazed windows and doors to garden, polycarbonate roof, radiator, ceramic tiled floor.

## STAIRS & LANDING

Built in airing cupboard housing hot water tank, access to insulated loft with boarding, light and a drop down ladder, laminate wood flooring.





**BEDROOM ONE** 13'5" x 10' (4.09m" x 3.05m)  
Double glazed window to rear, laminate wood flooring, column style radiator.

**BEDROOM TWO** 12'4" x 8'3" (3.76m" x 2.51m")  
Leaded light double glazed window to front, column style radiator, laminate wood flooring.

**BEDROOM THREE** 7'10" x 7'4" (2.39m" x 2.24m")  
Leaded light double glazed window to front, laminate wood flooring, column style radiator.

**BATHROOM**  
Opaque double glazed window to rear, hand wash basin with a mixer tap, low level WC, bath with exposed legs and mixer tap, fitted over head shower with wall mounted mixer controls and attachment, ceramic tiled floor, heated towel rail, mosaic style wall tiles.

**GARAGE**  
Metal up and over door, power and light, door to kitchen, plumbing for a washing machine, wall mounted 'Vaillant' gas fired boiler.

**OUTSIDE**  
Front: Driveway providing private off street parking, gated access to side leading to rear garden.

Rear: Paved patio area, pergola with cover, lawn, close board fencing, raised decking with pergola, path at side leading to gated access to front, outside lighting.

## Directions

Juniper Gardens is located in the Oaklands area of Welwyn, being within easy reach of the local shopping parade and the JMI School. beautiful countryside walks are close at hand, including the Mardley Heath and Wood Nature Reserve and Harmer Green Woods. The A1(M) Junction 6 is close by and more extensive shopping and leisure amenities can be found a short drive away in Welwyn Garden City. Welwyn North mainline railway station is also just a few minutes drive away,

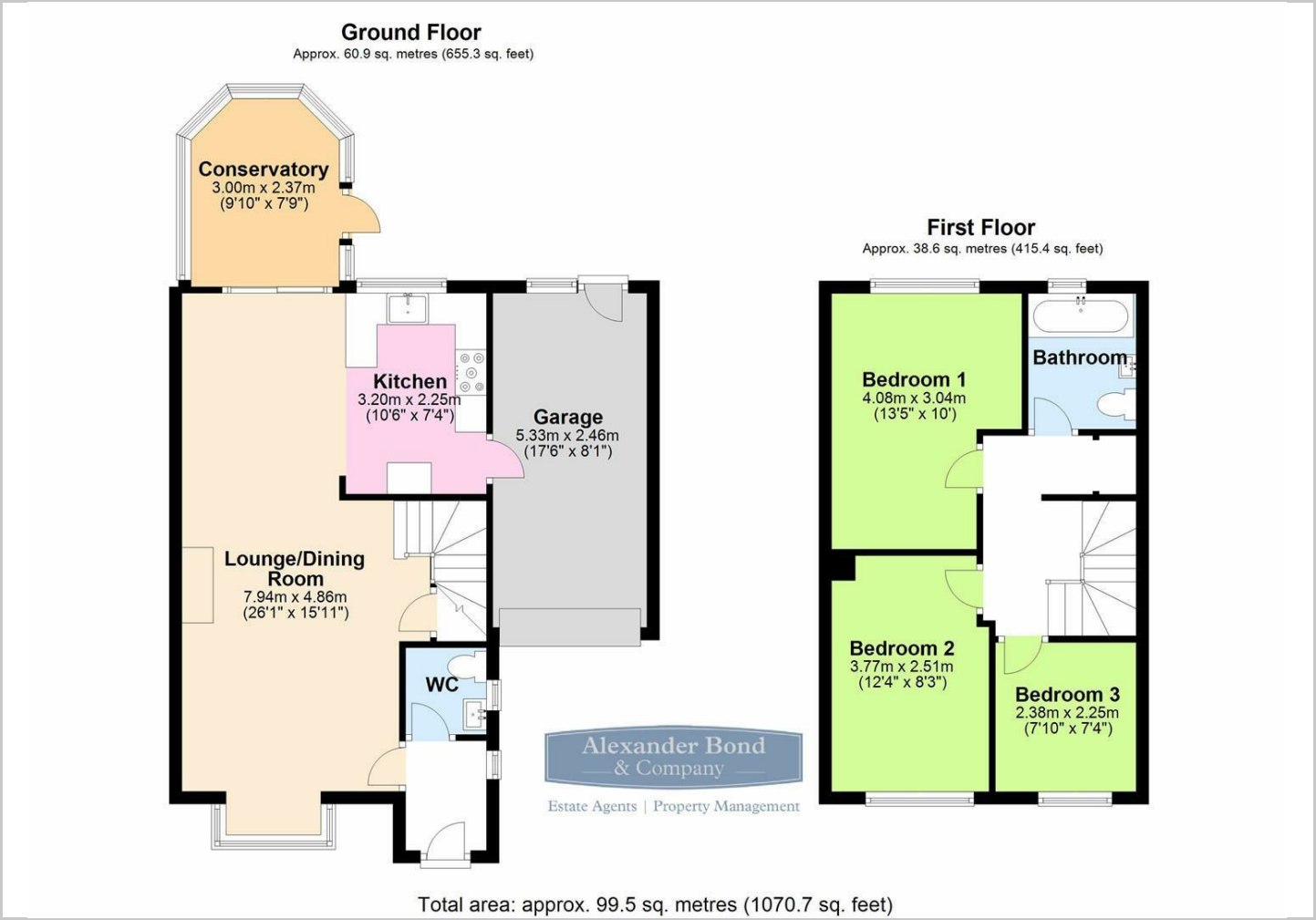








Floor Plans



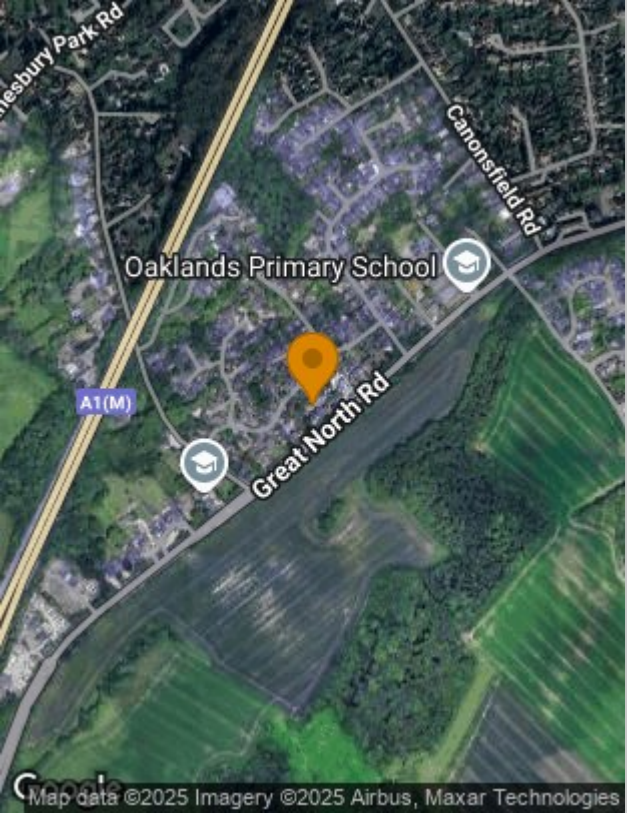
Viewing

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.

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Location Map



Energy Performance Graph

