

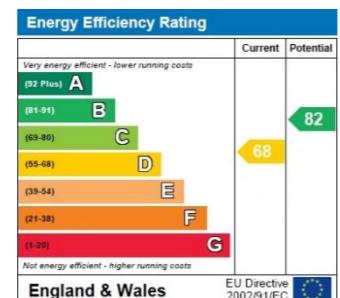
Approximate Gross Internal Area 901 sq ft - 83 sq m  
(Excluding Outbuilding)

Ground Floor Area 532 sq ft - 49 sq m  
First Floor Area 369 sq ft - 34 sq m  
Outbuilding Area 177 sq ft - 16 sq m



## PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.  
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.  
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

**Furzefield Road, Welwyn Garden City Freehold**  
**Guide Price £475,000**



A stunning and extended three-bedroom tunnel linked terraced home, beautifully maintained and presented throughout, featuring a large open plan kitchen/dining space, driveway parking, a 50ft rear garden, and a fully powered summer house/gym, situated in a popular Welwyn Garden City location.

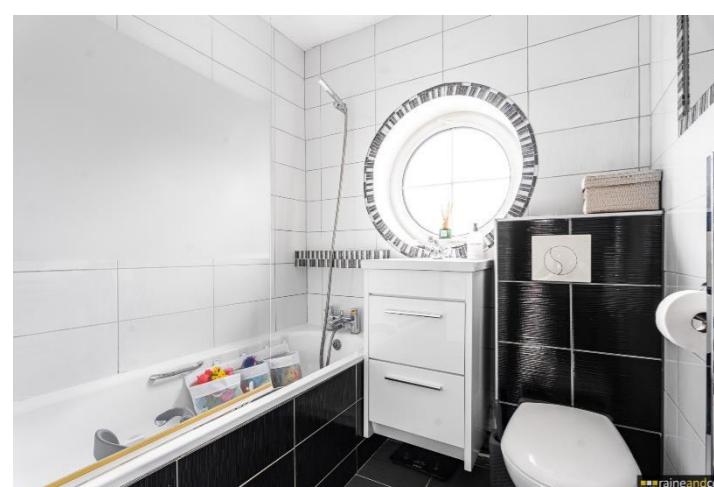
- Extended three bedroom tunnel linked terraced home
- Sought after Welwyn Garden City location
- Open plan kitchen/dining/family room with roof lights
- Ground floor shower room and cloakroom
- Three well proportioned bedrooms
- Master bedroom with fitted wardrobes
- Modern family bathroom
- Driveway providing off street parking for two vehicles
- Approx. 50ft rear garden with decking and patio
- Fully powered summer house/gym/home office



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219

Tel: 01707 266885 Email: hatfield@raineandco.com <https://www.raineandco.com>

Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain



### Front Door to Inner Lobby

Tiled flooring, radiator, power points, stairs rising to the first floor, and open access through to the lounge.

### Lounge

Double glazed window to front aspect, feature radiator, coving to ceiling, partly wood-laminate flooring, under-stairs storage cupboard housing meters, and open-plan access to the kitchen/dining area.

### Extended Kitchen / Dining Room

A superb open plan space comprising a comprehensive range of base and eye level units with roll top work surfaces and tiled splashbacks. Built in double electric oven, induction hob with extractor fan, integrated dishwasher, single bowl sink with stainless steel mixer taps, breakfast bar, and tiled flooring to the kitchen area.

The dining/family area features laminate wood style flooring with electric underfloor heating, two feature radiators, two roof windows providing excellent natural light, inset spotlights throughout, and full width glazed French doors opening directly onto the rear garden.

### Ground Floor Shower Room / Cloakroom

Low level WC, wall mounted wash hand basin with mixer taps, walk in shower cubicle with power shower and tiled surround, inset spotlights, extractor fan, and radiator.

### First Floor Landing

Laminate wood style flooring, coving to ceiling, loft access, storage cupboard with plumbing for washing machine, and doors leading to all first-floor rooms.

### Family Bathroom

Double glazed opaque circular feature window to rear aspect, panel enclosed bath with mixer taps and shower attachment, electric shower over, low level wc, wash hand basin with vanity unit, fully tiled walls, tiled flooring, inset spotlights, extractor fan, heated towel rail.

### Bedroom One (Master Bedroom)

Double glazed window to front aspect, additional double glazed circular feature window, laminate wood style flooring, range of fitted wardrobes with sliding doors, and feature radiator.

### Bedroom Two

Well-proportioned room with double glazed window, radiator, and ample space for bedroom furniture.

### Bedroom Three

Good sized third bedroom with double glazed window, radiator, and flexible use as a bedroom, nursery, or home office.

### Front

Driveway providing off street parking for two vehicles, with side pedestrian access via the tunnel link.

### Rear Garden

Approximately 50ft in length, laid mainly to lawn, block paved patio area, raised decked seating area, outside tap, and security lighting. Additional garden and storage sheds.

### Summer House / Gym / Home Office

Located to the rear of the garden, this insulated structure benefits from full power and lighting and is ideal for use as a home office, gymnasium, or hobby room.

### Further Details

The property is Freehold  
Council Tax Band - Band C

**AGENT'S NOTE:** If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.