

3 Bed

House - Terraced

located in

£525,000







Duncan Perry
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Walden Place
Welwyn Garden City
AL8 7PG

3

1

2

Wooden front door with obscure glass Georgian style glazed panels opening into

HALLWAY
Straight flight of stairs to first floor. Doorway through to

LOUNGE
Dual aspect with coving to ceiling. Two single radiators. Dado rail. Feature gas fireplace. Double glazed Georgian style window to front and to rear.

DINING ROOM
Single radiator. Double glazed Georgian style window to front. Doorway through to

KITCHEN
Fitted with range of white gloss wall, drawer and base units with solid wood block working surfaces above and tiled splashbacks. Integrated Zanussi oven in stainless steel with 4-ring gas hob. Stainless steel extractor above. Space for washing machine. Integrated Bosch dishwasher. One and a half bowl ceramic sink with mixer tap and drainer to match. Single radiator. Storage cupboard housing consumer unit and electricity meter. Double glazed white UPVC Georgian style window to rear. Casement door to match.

FIRST FLOOR LANDING
Access to loft. Single radiator. Separate storage cupboard with shelving. White UPVC double glazed window to rear.

BEDROOM ONE
Storage cupboard with rack shelving and houseing a Baxi combination boiler. White UPVC double glazed Georgian style window to front.

BEDROOM TWO
Single radiator. White UPVC double glazed Georgian style window to front.

BEDROOM THREE
Single radiator. White UPVC double glazed Georgian style window to rear.

BATHROOM
Fitted with white suite comprising of shower / bath with mixer tap, handheld shower attachment and wall mounted shower. Glazed pivoting shower screen. Sink set within vanity unit with storage cupboards below and adjacent to that a storage unit with drawers to match. Concealed cistern W.C. with top flush. Single radiator. Part tiled walls. Obscure glass double glazed Georgian style window to rear.

REAR GARDEN
70' approx
Paved patio area. Gated access to side of property leading to front. Timber storage unit. The garden itself is predominately laid to lawn approached by steps edged in brick. Mixed borders and mature hedging. To rear of property is a large timber workshop.

FRONT OF PROPERTY
Lawned area divided by a pathway approaching front door. Tunnelled side access leading to garden. Wall mounted covered gas meter.

Tenure - Freehold. Council tax band E - Welwyn & Hatfield Council.

Property Information
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.


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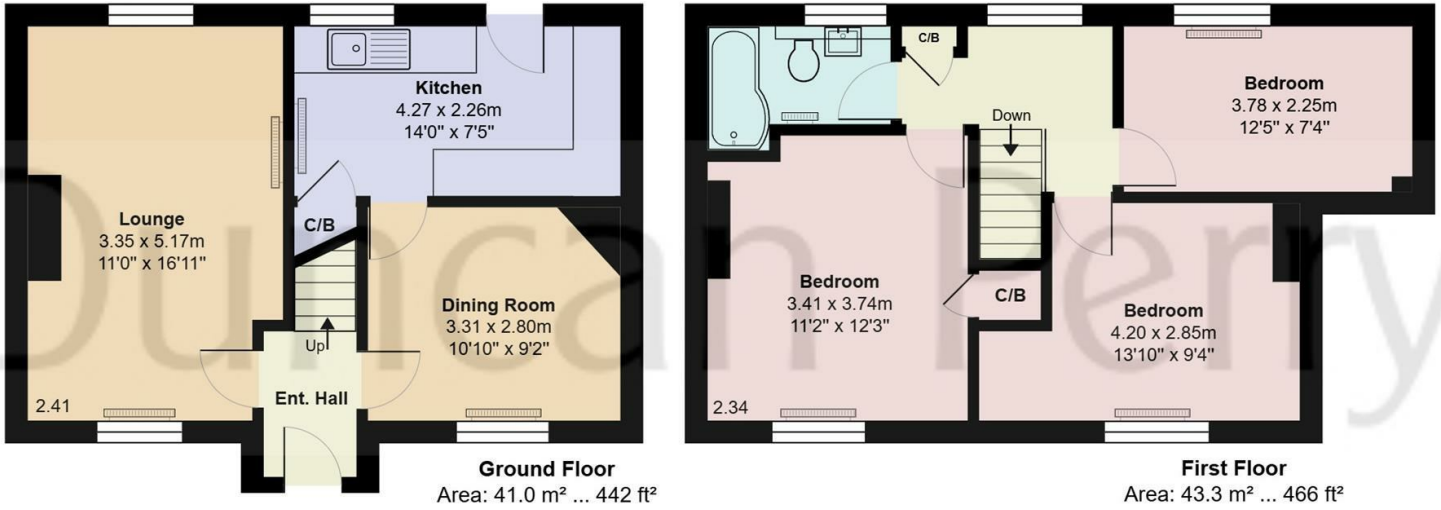


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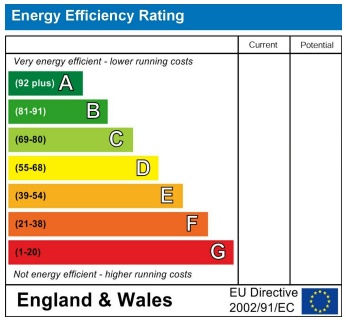


Walden Place, Hertfordshire AL8

Total Area: 84.3 m² ... 908 ft²

All measurements are approximate and for display purposes only

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DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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