



Hollybush Lane, Welwyn Garden City, AL7 4JN

£400,000



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**Hollybush Lane, Welwyn Garden City**

Guide Price; £400.000-£415.000

Situated on a corner plot, overlooking a green, is this deceptively spacious three bedroom end terrace family home.

Conveniently located within walking distance of the town centre, train station, local shops, schools and the King George V playing fields..

The property offers; lounge, separate dining room with patio doors to the rear garden, kitchen with built in appliances, a ground floor WC, three bedrooms and a shower room. The property also benefits from gas radiator central heating and has double glazed windows and doors.

Outside the corner plot provides gardens to front,k side and rear, there is a private driveway which gives access to a garage.

Please call our team on 01707 270777 for further details..







#### **Entrance Hall**

Double glazed entrance door, stairs to first floor landing, radiator, door to:

#### **WC**

Wc, wash hand basin, double glazed window to side.

#### **Lounge**

*11'11" x 14'2"*

Double glazed window to side, radiator, gas fire with stone surround and hearth, door to dining room.

#### **Dining Room**

*10'6" x 9'0"*

Double glazed patio doors leading to the rear garden, radiator, door to kitchen.

#### **Kitchen**

*8'10" x 10'2"*

Fitted with a range of wall and base units, complimentary work surface with tiled splash back, inset one and a half bowl sink/drainers with mixer tap, inset electric hob with extractor hood over, built in oven, tiled floor, space for fridge/freezer, double glazed window to front, door to lobby and dining room.

#### **Lobby**

Space for fridge/freezer, doors to garage and front and rear gardens.

#### **Landing**

Airing cupboard, radiator, doors to:



#### **Bedroom One**

*10'10" x 13'3"*

Two double glazed windows to side, fitted wardrobes and further storage cupboard.

#### **Bedroom Two**

*9'3" x 9'11"*

Double glazed window to side, built in storage cupboard.

#### **Bedroom Three**

*10'1" x 7'0"*

Double glazed window to side, storage cupboard housing gas fired boiler.

#### **Shower Room**

Fully tiled room with corner shower cubicle with rainfall and hand held showers vanity wash hand basin with mixer tap and storage under, concealed cistern dual flush wc, chrome effect heated towel rail, extractor fan, double glazed window to side.

#### **Front & Side Gardens**

Mainly lawn, flower and shrubs, hedge to boundary, path to front door.

#### **Rear Garden**

Patio area to immediate extending to lawn, flower and shrub beds.

#### **Driveway**

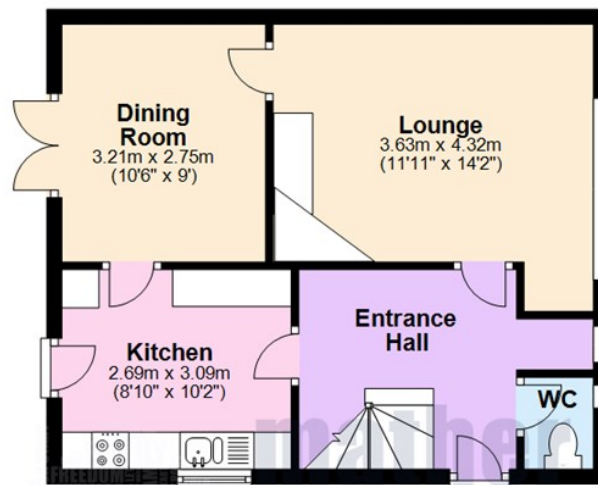
Providing private off street parking and access to the garage.

#### **Garage**

Up and over door, power and light, door to utility room and garden.

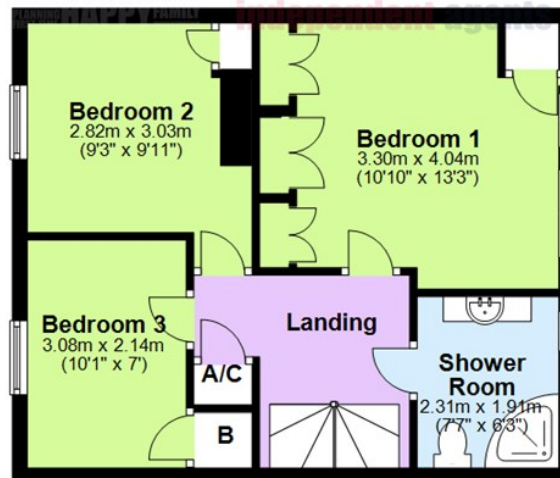
### Ground Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



### First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 85.9 sq. metres (924.1 sq. feet)

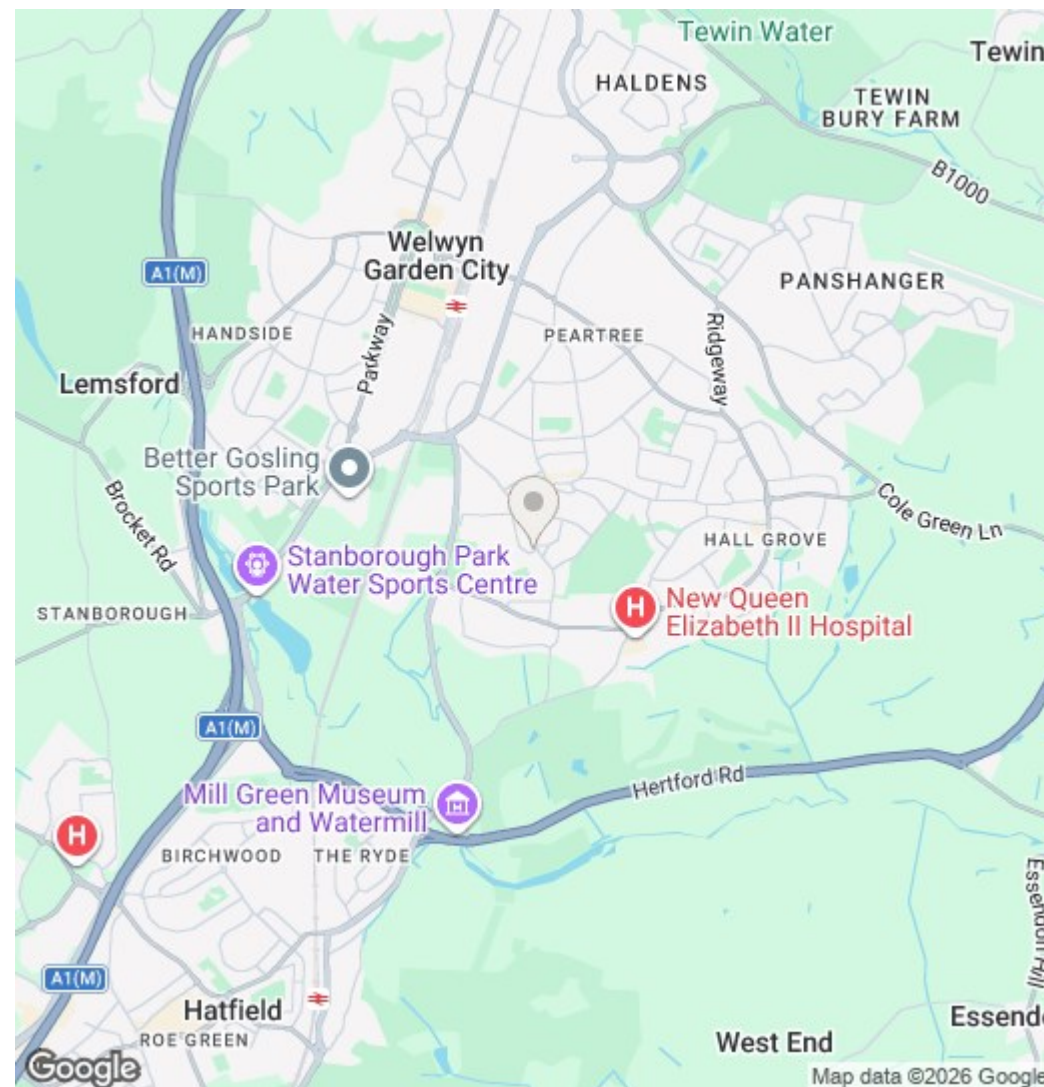
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                                                                                                              |
|---------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                    |
| Very energy efficient - lower running costs |         |                                                                                                              |
| (92 plus) A                                 |         | 83                                                                                                           |
| (81-91) B                                   |         |                                                                                                              |
| (69-80) C                                   |         |                                                                                                              |
| (55-68) D                                   | 61      |                                                                                                              |
| (39-54) E                                   |         |                                                                                                              |
| (21-38) F                                   |         |                                                                                                              |
| (1-20) G                                    |         |                                                                                                              |
| Not energy efficient - higher running costs |         |                                                                                                              |
| England & Wales                             |         | EU Directive 2002/91/EC<br> |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                   |
|-----------------------------------------------------------------|---------|-----------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                   |
| (92 plus) A                                                     |         |                                                                                   |
| (81-91) B                                                       |         |                                                                                   |
| (69-80) C                                                       |         |                                                                                   |
| (55-68) D                                                       |         |                                                                                   |
| (39-54) E                                                       |         |                                                                                   |
| (21-38) F                                                       |         |                                                                                   |
| (1-20) G                                                        |         |                                                                                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                   |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC                                                        |
|                                                                 |         |  |



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3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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