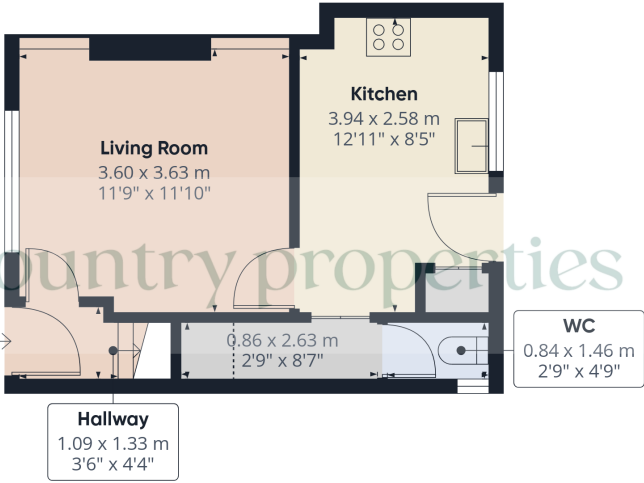
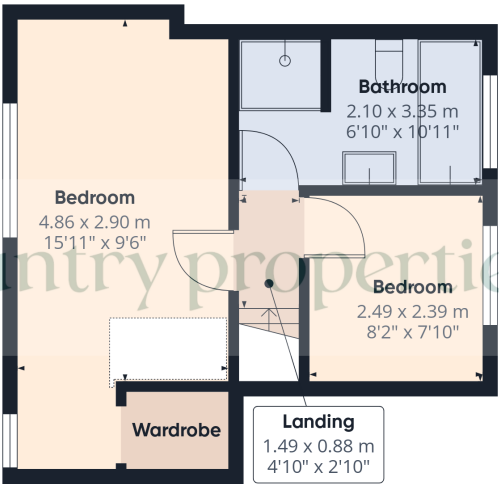




Ground Floor



Floor 1



Approximate total area⁽¹⁾
59.2 m²
637 ft²

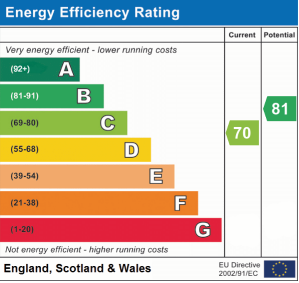
Reduced headroom
0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN
T: 01707 339146 | E: welwyngc@country-properties.co.uk
www.country-properties.co.uk

This well presented two bedroom home is ideal for first time buyers or downsizers, offering driveway parking and a modern layout throughout. The property features a bright living room, a fitted kitchen with direct access to the rear garden, two well proportioned bedrooms, and a standout five piece bathroom with walk-in shower and underfloor heating. Externally, the property benefits from a private, low maintenance rear garden with patio area, side access, and useful outdoor storage, with potential to extend (STPP). A home that genuinely ticks the boxes one you'll want to see for yourself

- TWO BEDROOM HOME IN A CONVENIENT LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR 1-2 CARS
- FIVE PIECE BATHROOM SUITE WITH WALK IN SHOWER AND UNDERFLOOR HEATING
- DOWNSTAIRS W/C
- OPEN DAY 2ND OF MAY APPOINTMENT ONLY
- QUIET CUL DE SAC LOCATION
- LARGE REAR GARDEN WITH POTENTIAL TO EXTEND (STPP)
- LARGE MASTER BEDROOM WITH BUILT IN STORAGE
- SPACIOUS LIVING ROOM

Ground Floor

Entrance Hall

Welcoming entrance hall with carpeted stairs rising to the first floor, radiator, and a glazed panel door leading through to the main living area.

Living Room

A bright and inviting living space featuring laminate flooring, a double glazed uPVC window to the front aspect, and a thermostatically controlled radiator. The room also benefits from TV and telephone points, along with a feature fireplace (currently capped), creating a natural focal point. A door leads through to the kitchen.

Kitchen

A well equipped kitchen fitted with a range of wall and base units with modern grey frontage, complemented by black tiled splashbacks and tiled flooring. There is space for a washing machine, dishwasher, and a freestanding fridge freezer. Further features includes space for a gas cooker with extractor hood above, stainless steel sink with chrome mixer tap, and built in storage cupboards. Natural light is provided via a double glazed uPVC window, with an additional door giving direct access to the rear garden. The kitchen is finished with inset ceiling spotlights for a modern touch.

Downstairs W/C

Convenient ground floor cloakroom fitted with a low level WC.. There is a double glazed obscure window to the side allowing for natural light while maintaining privacy. The room also houses a Worcester combination boiler and is finished with practical vinyl flooring.

Store Room

Door from kitchen, under stairs cupboard housing fuse board, electric meters.

Landing

Carpeted landing area with doors leading to all first floor rooms, along with access to the loft space.



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Master Bedroom

A comfortable and well proportioned double bedroom featuring carpeted flooring, built in wardrobe storage, and a radiator. Two double glazed uPVC window overlooks the front aspect, allowing for plenty of natural light.

Bedroom Two

A good sized second bedroom with continuation of the carpeted flooring, radiator, and double glazed uPVC window overlooking the rear garden, making it an ideal guest room, nursery, or home office.

Bathroom

A spacious and well appointed five piece bathroom suite, comprising a low level hydro bath with shower attachment, a separate walk in shower, low level WC with dual flush, bidet, and a large wash hand basin with chrome mixer tap. The room is finished with tiled flooring and fully tiled walls, complemented by underfloor heating for added comfort. Additional features include a heated towel rail, inset ceiling spotlights, and an obscure double-glazed uPVC window to the rear.

Exterior

Front Garden

The property benefits from a block paved driveway providing off road parking for one to two vehicles. There is side access leading through to the rear garden. The frontage is neatly enclosed with fencing to one side, creating a defined and practical approach to the home.

Rear Garden

A well maintained north east facing rear garden, thoughtfully arranged to offer both seating and planting areas. Immediately from the house is a paved patio space, ideal for outdoor dining and entertaining, complemented by a low dwarf wall and a selection of established shrubs and bushes. A pebbled pathway runs through the garden, leading to further sections which include additional storage sheds with power and lighting and a small bedding area at the far end, perfect for flowers or seasonal planting. The garden is enclosed by fencing on all sides, providing a good degree of privacy, and also benefits from an outdoor tap, double plug socket and gated side access.

Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



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