



88, Carve Ley

Welwyn Garden City,
Hertfordshire, AL7 3HH
Guide Price £400,000

country
properties

This well-presented three-bedroom mid-terrace home offers spacious accommodation, ideal for families and first-time buyers alike. The property features a generous lounge, a modern kitchen with access to a separate utility room and a practical layout that flows well throughout. Upstairs provides three well-proportioned bedrooms and a family bathroom. The standout feature is the south-facing rear garden, perfect for relaxing or entertaining, along with excellent access to local amenities and shops nearby.

- SOUTH FACING REAR GARDEN
- 3 BED MID TERRACE HOME
- SEPERATE UTILITY ROOM
- SPACIOUS LOUNGE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- CLOSE TO LOCAL SHOPS AND AMENITIES

GROUND FLOOR

Entrance Hall

Carpeted entrance hall with staircase leading to the first floor. Under-stairs storage cupboard housing the gas meter, along with a useful nook for coat hanging and additional storage. Wall-mounted radiator.

Living Room

Spacious carpeted lounge featuring double-glazed uPVC sliding doors opening onto the rear garden. Radiator mounted to wall. Open access through to the dining room.

Kitchen

Modern kitchen with tiled flooring and a range of wall and base units finished with grey frontage. Stainless steel sink with mixer tap sits beneath a double-glazed UPVC window to the front aspect. Tiled splashback, recessed ceiling downlights, and space for a freestanding fridge freezer and dishwasher. Integrated oven with gas hob and extractor fan above. Door providing access to the utility room.

Dining Room

Carpeted dining room with double-glazed window and door leading to the rear garden. Radiator positioned beneath the window. Open access to both the kitchen and living room, creating a flowing layout.

Utility Room

Utility space with space for freestanding washing machine and tumble dryer, with venting for dryer. Wall-mounted fuse board and main internet point. External tap for hosepipe. Wooden double glazed door providing front access.



FIRST FLOOR

Landing

Carpeted landing with doors leading to all first-floor rooms. Double-glazed UPVC window to the front. Access to loft via hatch with drop-down ladder; loft is partially boarded. Cupboard housing Worcester combi-boiler and wall-mounted thermostat.

Bedroom

Bright carpeted double bedroom overlooking the rear garden. Built-in wardrobe space and dedicated dressing area with makeup table and mirror. Dimmer lighting switch, wall-mounted radiator, and electric blackout blind.

Bedroom

Carpeted double bedroom with rear garden outlook, featuring a double-glazed window and wall-mounted radiator beneath.

Bedroom

Carpeted spacious single bedroom currently used as a home office. Double-glazed window to the front aspect and wall-mounted radiator.

Bathroom

Bathroom comprising a two-piece suite with vanity wash basin and chrome mixer tap, and a wide bathtub with chrome mixer tap and overhead shower. Tiled walls, recessed ceiling downlights, extractor fan, heated towel rail, mirrored cabinet with lighting and obscure double-glazed window to the front.

w/c

Separate WC accessed from the landing, featuring tiled flooring and an obscure double-glazed window to the front.

EXTERNAL

Rear Garden

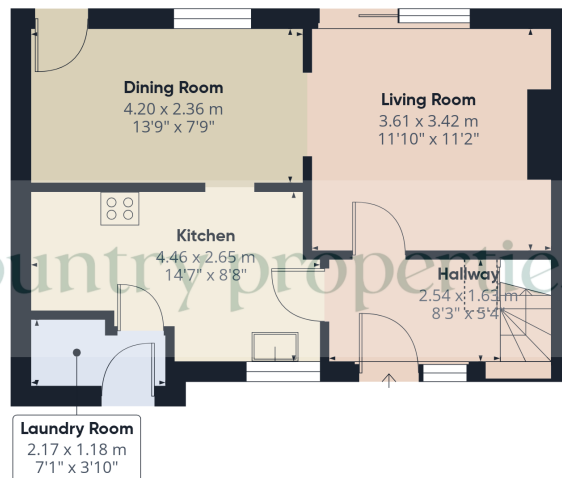
South facing rear garden with paved seating area directly outside the UPVC sliding doors. External double power socket. Lawn area with paved path and gated rear access.

Agents Notes

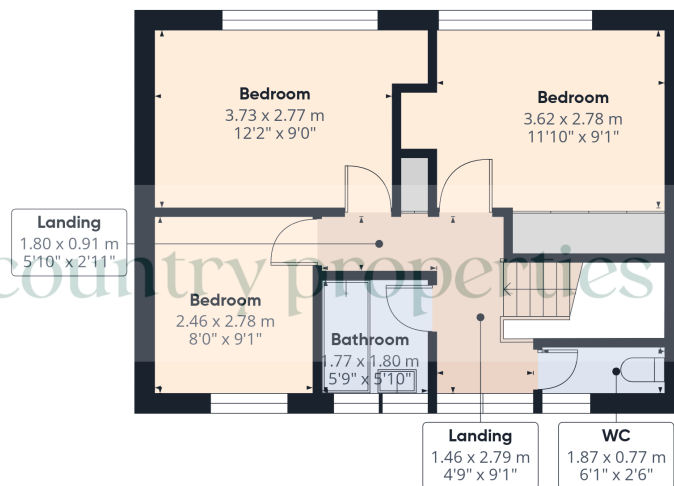
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Please note: Some images have been digitally enhanced or virtually decluttered for marketing purposes. Buyers should satisfy themselves as to the property's fixtures, fittings and condition during a physical inspection.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

80.2 m²

863 ft²

Reduced headroom

0.4 m²

4 ft²

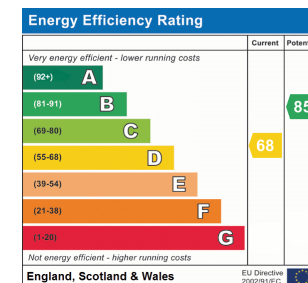
(1) Excluding balconies and terraces

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.

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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

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