



36, Grass Warren

Tewin, Welwyn,
Hertfordshire, AL6 0JL
Offers in Excess of £600,000

country
properties

Situated in a sought after location with picturesque countryside views, this well-presented family home offers spacious and versatile accommodation with excellent potential to extend, subject to the necessary planning consents. The property benefits from off-road parking and a mature front garden, while internally offering a generous living/dining room, utility area, downstairs WC and three well-proportioned bedrooms. Ideally positioned close to highly regarded local schools and a range of amenities, the property also boasts an attractive rear garden designed for outdoor entertaining, making it an ideal choice for growing families.

- SOUGHT AFTER LOCATION WITH PICTURESQUE COUNTRYSIDE VIEWS
- CLOSE TO LOCAL SCHOOL
- LARGE LIVING/DINING ROOM
- POTENTIAL TO EXTEND (STPP)
- UTILITY AREA
- 3 GOOD SIZE BEDROOMS
- DOWNSTAIRS W/C
- OFF ROAD PARKING

Ground Floor

Hallway

Welcoming entrance hallway with wood effect laminate flooring, carpeted stairs rising to the first floor, under-stairs storage cupboard, radiator and doors leading to the living room and downstairs cloakroom.

Downstairs Cloakroom

Fitted with a low level WC with concealed cistern, corner wash hand basin with chrome mixer tap, partially tiled walls, radiator and a frosted Georgian style uPVC double-glazed window to the side aspect.

Living/Dining Room

A bright and spacious dual purpose reception room featuring continued wood-effect laminate flooring, two radiators, television aerial and telephone points, and a feature electric fireplace with decorative mantel. A bay window with Georgian style uPVC double-glazed windows overlooks the front aspect, whilst uPVC French doors open directly onto the rear garden.

Kitchen

Fitted with a comprehensive range of wall and base units with cream fronted cabinetry and complementary work surfaces. Integrated appliances include a four burner gas hob with extractor hood over, oven, dishwasher and microwave, with additional space for a freestanding fridge freezer. Further benefits include recessed ceiling spotlights, a one-and-a-half bowl stainless steel sink unit with chrome mixer tap and pull-out spray attachment, and a uPVC double-glazed window overlooking the rear garden. A door leads through to the side access corridor and utility area.

Side Access Corridor

With tiled flooring, the side access corridor provides convenient access between the front and rear gardens and leads directly to the utility room.



Utility Area

Fitted with additional storage cupboards and work surfaces with space and plumbing for a washing machine and tumble dryer beneath.

First Floor

Landing

Carpeted stairs rise to the first-floor landing, which benefits from a uPVC double glazed window to the side aspect, loft access and doors leading to all first-floor accommodation.

Master Bedroom

A spacious principal bedroom featuring laminate flooring, a radiator and Georgian-style uPVC double glazed windows overlooking the front aspect. Additional benefits include a telephone point.

Bedroom 2

A well proportioned second bedroom with laminate flooring, a radiator and built-in sliding wardrobes with mirrored fronts. Georgian-style uPVC double-glazed windows overlook the rear garden and enjoy beautiful countryside views.

Bedroom 3

Featuring laminate flooring, a radiator, built-in storage and Georgian-style uPVC double-glazed windows overlooking the side aspect.

Bathroom

A well appointed four piece suite comprising a panel-enclosed bath with hot and cold taps, a pedestal wash hand basin, a low level WC with pull chain flush, and a walk in thermostatically controlled shower with glass screen. Finished with tiled flooring, fully tiled walls, recessed ceiling spotlights, a heated towel rail and a frosted uPVC double glazed window overlooking the rear aspect.

Exterior

Front Garden

Approached via a charming white picket fence with gated access, the property benefits from a paved pathway leading to the front door and a driveway providing off-road parking for one vehicle. The front garden is predominantly laid to lawn with decorative pebble borders, a variety of mature shrubs, plants and trees, and side access leading to the rear garden.

Rear Garden

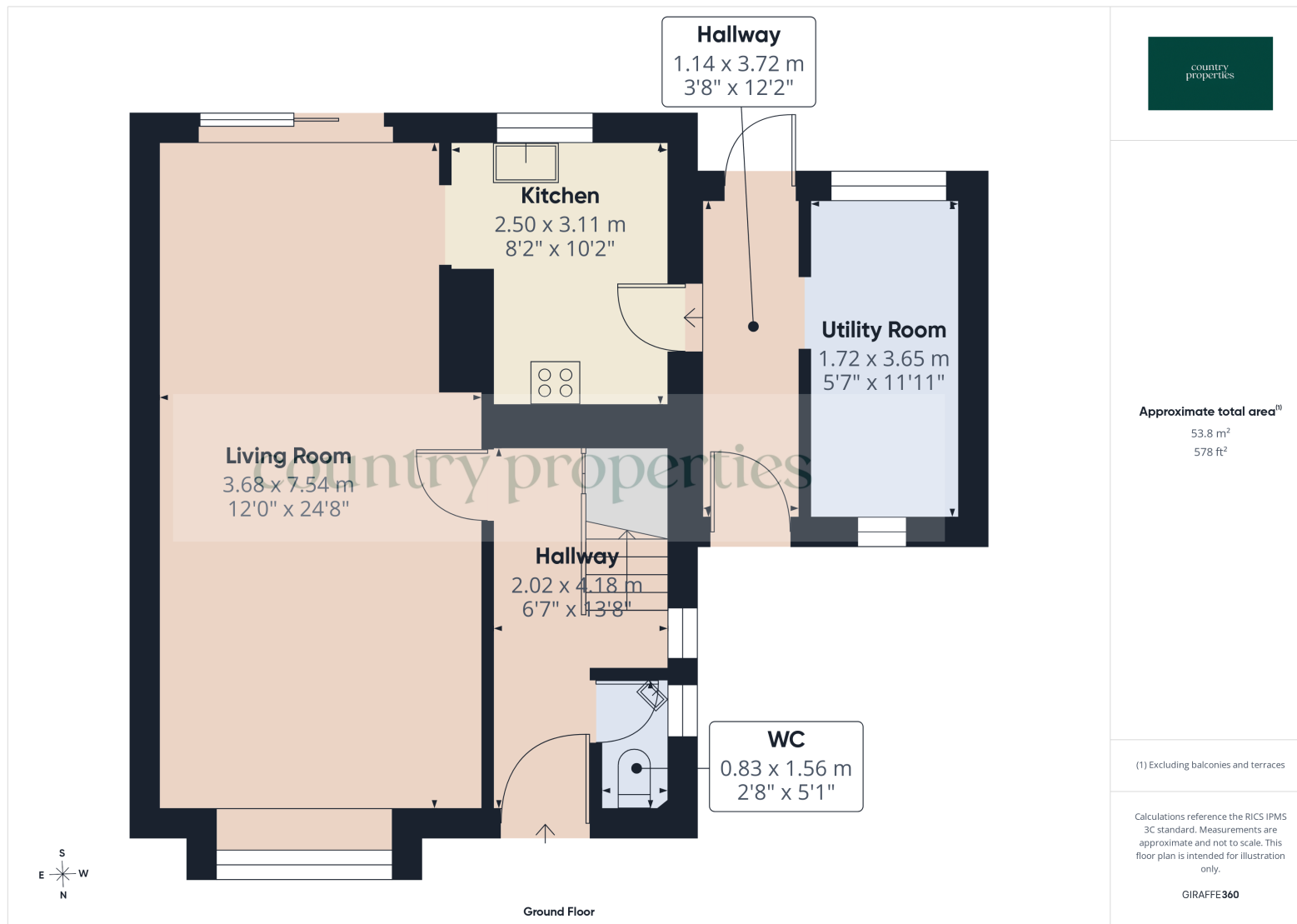
The generous rear garden offers an excellent space for outdoor entertaining, featuring a large paved patio area, an outside tap, and a pathway leading to the rear of the garden. A small decked seating area provides the perfect spot to enjoy the surroundings, while a rear gate opens directly onto open countryside. The garden is enclosed by an attractive selection of mature trees, shrubs, bushes and planting borders.

Agents Notes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyn@country-properties.co.uk

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