



105, The Commons

Welwyn Garden City,
Hertfordshire, AL7 4RZ
Guide Price £465,000

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properties

A beautifully presented three-bedroom family home offering spacious and well-maintained accommodation throughout. The property features a generous living room with attractive parquet flooring, a stylish refitted kitchen with integrated and a conservatory overlooking the rear garden. Upstairs are three well-proportioned bedrooms and a modern family bathroom. Outside, the generous rear garden enjoys a paved patio, established planting and a gate providing direct access to the Commons Nature Reserve. Conveniently located close to local amenities, schools and transport links, this is an ideal home for families and first-time buyers.

- Stylish refitted kitchen with integrated appliances
- Rear gate providing direct access to the Commons Nature Reserve
- Beautifully presented three-bedroom terrace home
- Conveniently located for schools, local amenities and transport links
- Conservatory overlooking the rear garden
- Spacious living room with attractive parquet flooring

Entrance Hall

A welcoming entrance hall providing access to the ground floor accommodation, with useful built-in storage, attractive décor and stairs rising to the first floor.

Kitchen / Dining Room

A beautifully appointed and recently refitted kitchen finished to a high specification, featuring an extensive range of contemporary wall and base units complemented by quality work surfaces and stylish herringbone tiled splashback. Integrated appliances include a washing machine and dishwasher, alongside an integrated oven, induction hob and extractor hood. A door offers direct access to the rear garden, making this an ideal hub for modern family living.

Living Room

A beautifully presented reception room offering generous proportions and an abundance of natural light. Featuring attractive parquet flooring, a contemporary feature fireplace and ample space for both comfortable seating and formal dining, this room provides an ideal setting for everyday family living and entertaining alike.



Conservatory

A bright and versatile conservatory enjoying delightful views across the rear garden. Offering an additional reception area or dining space, the room benefits from double doors opening onto the patio.

Landing

A light first floor landing providing access to all bedrooms, the family bathroom and useful loft access. The airing cupboard houses a combi-boiler

Master Bedroom

A spacious double bedroom overlooking the rear aspect, beautifully presented in neutral tones and benefiting from fitted mirrored wardrobes providing excellent storage. A peaceful and well-proportioned principal bedroom with ample space for additional furnishings.

Bedroom Two

A generous double bedroom enjoying a pleasant front aspect and offering ample space for bedroom furniture. Beautifully presented, the room would make an ideal guest room or children's bedroom.

Bedroom Three

A well-proportioned single bedroom overlooking the rear garden, ideal as a child's bedroom, nursery or home office, with space for bedroom furniture.

Bathroom

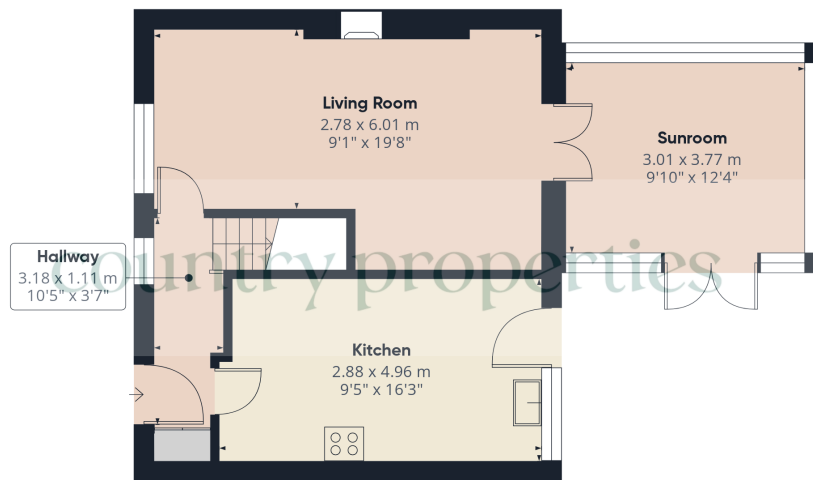
A contemporary family bathroom fitted with a modern white suite comprising a panel enclosed bath with shower over, wash hand basin and WC. Finished with stylish tiling and benefiting from a frosted window providing natural light and ventilation.

EXTERNAL

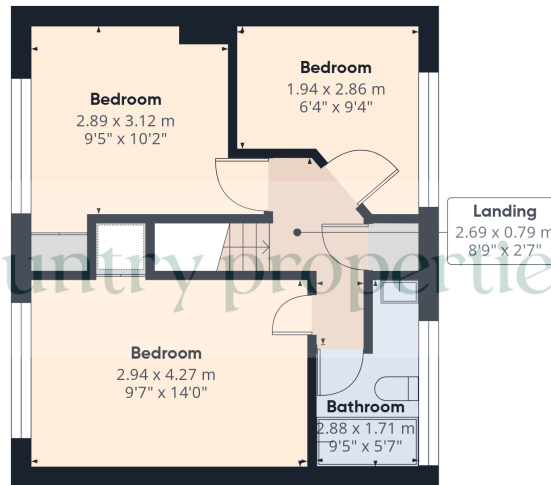
Rear Garden

The property benefits from a generous and well-maintained rear garden, predominantly laid to lawn with established planting and a paved patio providing an excellent space for outdoor dining and entertaining. Backing directly onto the Commons Nature Reserve, the garden enjoys a wonderful sense of privacy and a delightful leafy backdrop, with a rear gate providing direct access to the nature reserve and its scenic walks, perfect for families, dog walkers and those who enjoy the outdoors.





Ground Floor



Floor 1

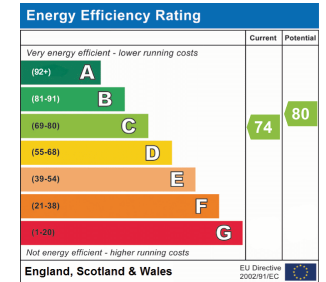


Approximate total area⁽¹⁾
87.1 m²
937 ft²

(1) Excluding balconies and terraces

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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