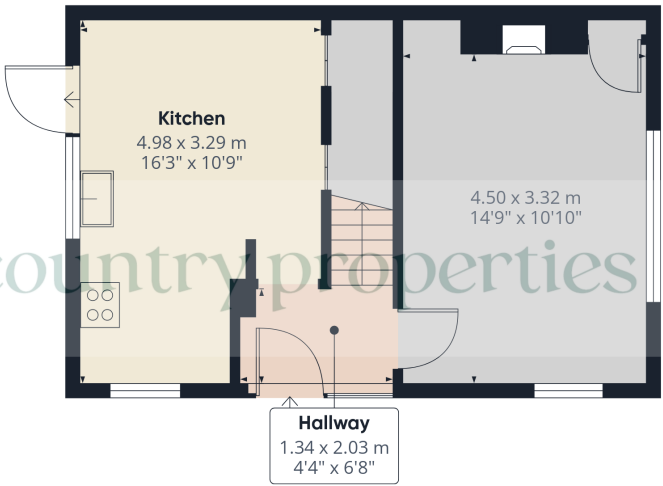
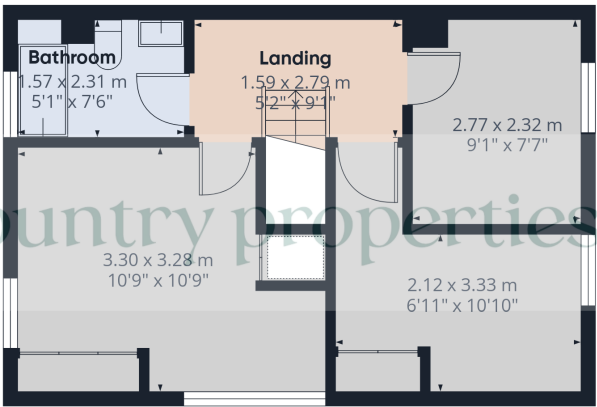




Ground Floor



Floor 1

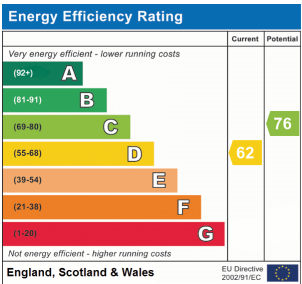


Approximate total area⁽¹⁾
70.6 m²
760 ft²

(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.

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

Viewing by appointment only

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A three-bedroom semi-detached home in Dawley, Welwyn Garden City, requiring full refurbishment after many years as a rental property. Offering an excellent opportunity for buyers seeking an affordable home they can renovate and personalise to their own taste.

- Three-bedroom semi-detached home
- Requiring complete refurbishment throughout
- Spacious living room
- Ideal project for buyers seeking an affordable family home
- Chain Free

Ground Floor

Entrance Hall

The entrance hall provides access to the ground-floor accommodation, with a radiator and staircase rising to the first floor. The space requires updating but offers a practical introduction to the home.

Living Room

A generously proportioned living room featuring a large window overlooking the garden and a fireplace providing a natural focal point. The room requires modernisation but offers excellent potential to create a comfortable and inviting family space.

Kitchen diner

A spacious kitchen/diner with a range of fitted units, generous worktop space and a large window overlooking the rear garden. The adjoining dining area offers ample room for a family table, while the entire space provides excellent potential for redesign and modernisation.

First floor

Landing

Doors to bedrooms and bathroom.

Bedroom 1

A well-proportioned double bedroom featuring built-in wardrobes, two windows providing natural light and a radiator. The room requires complete redecoration but offers ample space to create a comfortable principal bedroom.

Bedroom 2

A further double bedroom with a window providing natural light, built-in mirrored wardrobes and a radiator. The room requires redecoration but offers useful storage and good potential.

Bedroom 3

A good-sized single bedroom with a window providing natural light and built-in wardrobes offering useful storage. Requiring redecoration, the room would make an ideal child's bedroom, nursery or home office.

Bathroom

The bathroom is fitted with a panelled bath with shower and screen, wash hand basin, WC and heated towel rail. A frosted window provides natural light and ventilation, while the room requires refurbishment throughout.

Outside

Front garden

The property is approached through a generous lawned front garden, enclosed by mature hedging and established planting that provide an attractive setting and a good degree of privacy. A pathway leads to the entrance, with gated access to the side.

Rear Garden

The generous rear garden is laid mainly to lawn and enclosed by fencing and mature trees and shrubs, providing a good degree of privacy. A patio adjoining the house offers space for outdoor seating, while the garden presents plenty of scope for further landscaping.

