



167, Eddington Crescent

Welwyn Garden City,
Hertfordshire, AL7 4SY
£1,400 pcm

country
properties

NOT ALL FLATS ARE THE SAME....

A Well Presented Two Bed First Floor Flat with En Suite to Master Bedroom. EPC Rating = B.

- Two Bed First Floor Flat.
- En Suite to Master Bedroom.
- Recently redecorated throughout
- Newly installed boiler
- Allocated parking space
- Well-presented and ready to move into
Available immediately

Ground Floor

Communal Entrance Hall

Door leading into Communal Entrance Hall with entry phone system. Stairs to all floors.

First Floor

Entrance Hall

Door leading into the Entrance Hall. Laminate flooring. Inset ceiling spot down lighters. Radiator. Telephone entry point system. Wall mounted thermostat with timer controls. Double doors opening through to a large storage cupboard with slatted shelving, ceramic tiled flooring, fuse box, power and lighting, extractor fan, space and plumbing for up to two white goods (eg; washing machine/tumble drier). Doors to all rooms.

Living/Dining Room

A bright and spacious L-shaped living/dining room, providing clearly defined areas for both relaxing and dining. The room features wood-effect flooring, recessed ceiling lighting and neutral décor, with a large glazed door allowing plenty of natural light and providing a pleasant outlook. The dining area flows open plan into the kitchen, creating a practical and sociable living space, while the newly installed boiler is discreetly positioned to one side of the room.

Kitchen

The kitchen is fitted with a comprehensive range of light wood-effect wall and base units complemented by contrasting dark work surfaces and tiled splashbacks. Integrated appliances include a four-ring gas hob with stainless-steel extractor hood, electric oven, fridge/freezer and dishwasher, together with a stainless-steel sink and drainer. There is plenty of cupboard and worktop space, creating a practical and well-equipped kitchen.



Master Bedroom

A spacious principal double bedroom, recently redecorated and finished with new grey carpeting. The room benefits from a double-glazed window providing plenty of natural light, radiator and a large built-in wardrobe with mirrored sliding doors, offering excellent storage. A further door provides direct access to the private en-suite shower room.

En Suite Shower Room

Suite comprising of shower cubicle with glass and chrome shower screen and wall mounted shower above. Fully tiled ceramic splash backs. Pedestal wash hand basin with chrome mixer taps over and ceramic tiled splash back. Inset ceiling spotlight down lighters. Extractor fan. Ceramic tiled flooring. Wall mounted radiator.

Bedroom Two

A well-proportioned second bedroom, recently redecorated and finished with new grey carpeting. The room benefits from a double-glazed window providing good natural light, radiator, neutral décor and ample space for bedroom furniture, making it ideal as a guest room, child's bedroom or home office.

Family Bathroom

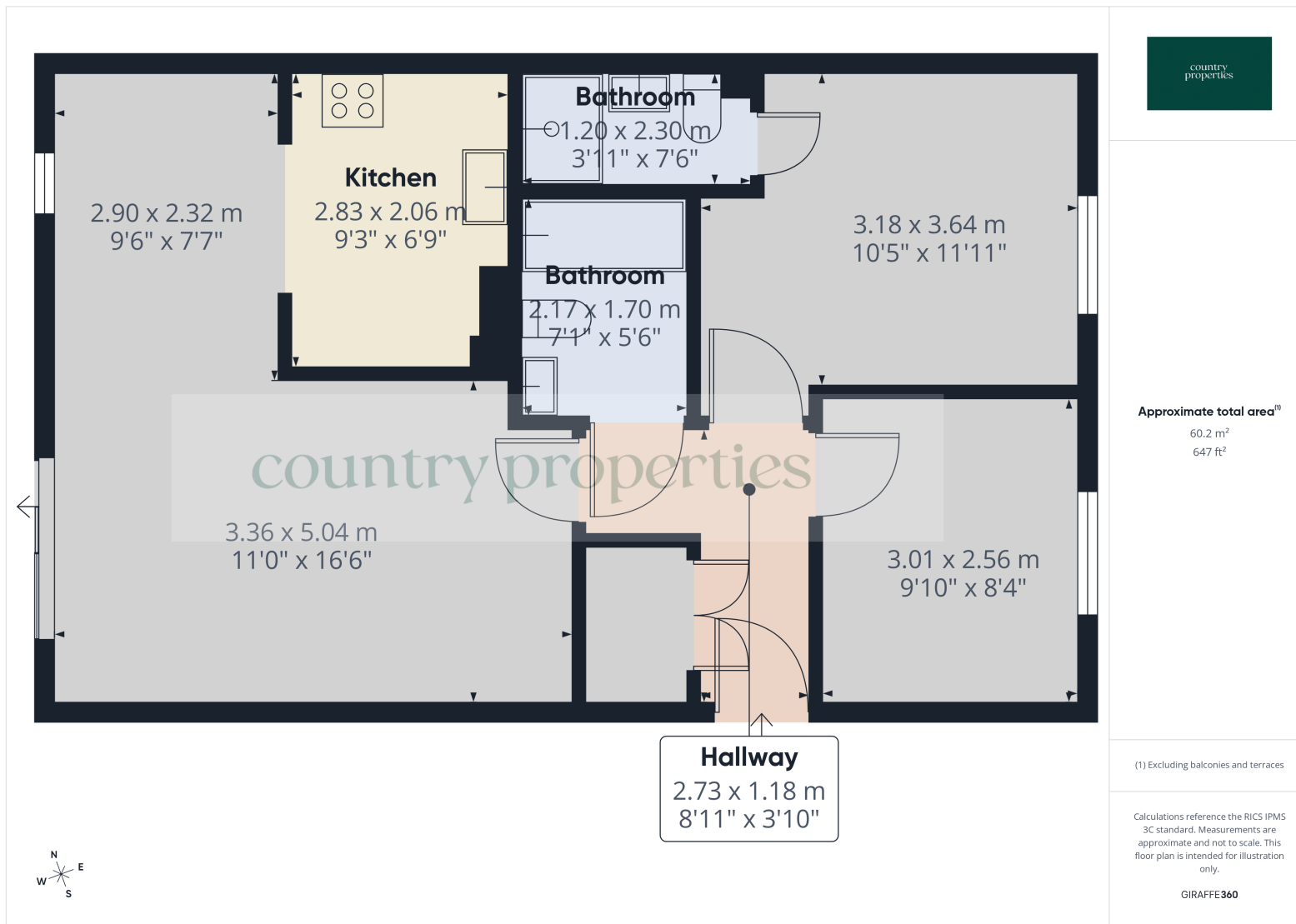
The bathroom is fitted with a white three-piece suite comprising a panel-enclosed bath with shower over, pedestal wash hand basin and low-level WC. The bath area benefits from tiled surrounds with a contrasting feature border, while the room also features a tiled floor, radiator, recessed ceiling lighting and extractor fan.

Outside

Outside

One allocated parking space and ample visitor parking.





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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