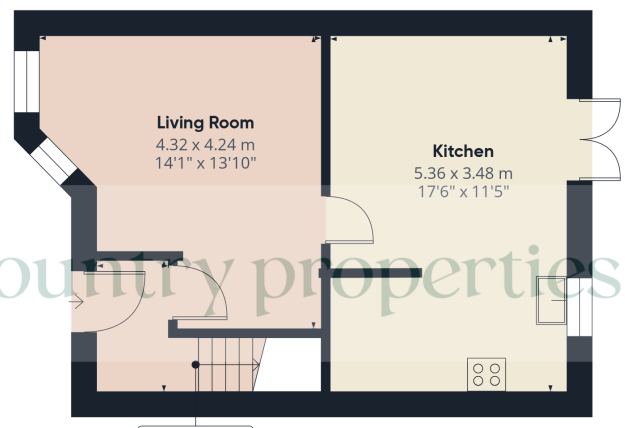
country properties

5, Woodhall Lane

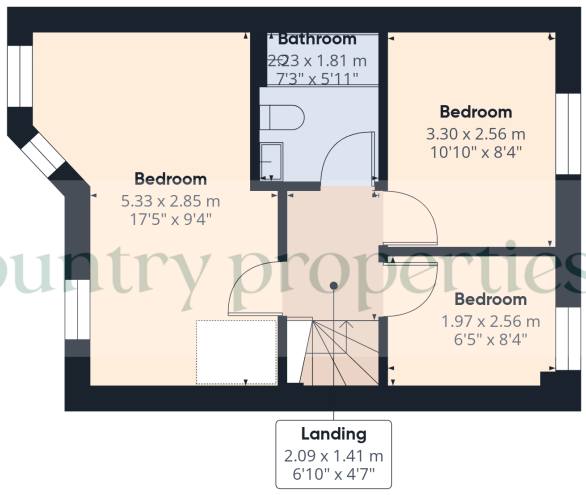
WELWYN GARDEN CITY,
Hertfordshire, AL7 3TB

£1,700 pcm





Ground Floor



Floor 1

country properties

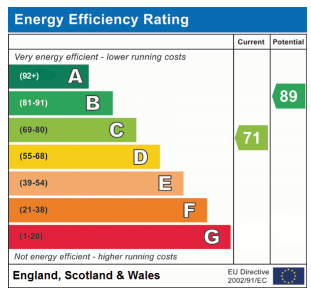
Approximate total area[1]

73 m²
784 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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN
T: 01707 339146 | E: welwyngc@country-properties.co.uk
www.country-properties.co.uk

country properties

Available from the first week of October, this well-presented three-bedroom home will be freshly decorated throughout and offers a spacious lounge, bright kitchen/diner, modern bathroom and low-maintenance rear garden.

Viewings available from 29th August onwards

- 3 BEDROOM
- LOW MAINTAINANCE REAR GARDEN
- UPVC DOUBLE GLAZED THROUGHOUT
- CLOSE TO THE TOWN CENTRE & TRAIN STATION
- SPACIOUS MID TERRACE DESIGN
- KITCHEN / DINING ROOM
- Communal Parking area to rear.

Ground Floor

Entrance Hall

Welcoming entrance hall featuring a wall-mounted radiator and electric consumer unit, with stairs rising to the first floor. A door provides access to the lounge.

Lounge

Spacious lounge with walnut-effect laminate flooring (installed on moving in and continued throughout the ground floor). Two double-glazed UPVC windows overlook the front aspect, with a wall-mounted radiator beneath. Internet point installed. Door leads through to the dining area.

Kitchen/ Diner

Accessed from the lounge, the kitchen/diner benefits from a wall-mounted radiator and double-glazed UPVC French doors opening onto the rear garden. Fitted with a range of wall and base units with wood-effect frontages, tiled splashback and a stainless-steel sink with mixer tap positioned beneath a double-glazed UPVC window overlooking the garden. Includes a Beko oven with electric hob and extractor hood above, plus space for a freestanding washing machine and fridge freezer.

First Floor

Landing

Carpeted staircase continuing onto the landing, with doors to all first-floor rooms and access to the loft hatch.

Bedroom One

Carpeted master bedroom with three double-glazed UPVC windows to the front elevation, wall-mounted radiator, TV aerial, and internet point.







Bedroom Two

Carpeted double bedroom with a double-glazed UPVC window overlooking the rear garden, and a radiator beneath.

Bedroom Three

Single bedroom with a double-glazed UPVC window overlooking the rear garden and a radiator positioned behind the door.

Bathroom

Modern three-piece suite comprising a low-level WC with dual flush, a wash hand basin with a stainless-steel mixer tap set into a vanity unit, and a shower cubicle with glass sliding doors. Finished with fully tiled walls and floor, heated towel rail, and extractor fan.

External

Rear Garden

Accessed via French doors, the paved rear garden offers gated rear access and includes a garden shed positioned at the end of the garden.

Front Garden

Low-maintenance gravel frontage with a pathway leading to the front door, bordered by surrounding hedging.





