



1, Guessens Road

Welwyn Garden City,
Hertfordshire, AL8 6QW
£3,500 pcm

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THE BEST OF EVERYTHING... This delightful 3 bedroom semi-detached home with garage and parking has the early Garden City charm in a location within yards of all the town has to offer and benefits from a recent extension and full refurbishment to a very high standard, it truly is rare to find the combination of location, charm, and quality all in one package. 3 good sized bedrooms, master to en-suite, good sized reception rooms, cloakroom, utility room, 4 reception areas, garage and parking for 2 plus cars.

- Town Centre Location: John Lewis 0.1 Miles Train Station: 0.3 Miles
- Three Bedrooms
- Kitchen and Separate Utility Room
- Fully Refurbished Throughout
- BT Broadband supplied throughout
- Semi-Detached House
- Two Bathrooms (En-suite to Master Bedroom)
- Garage with Off Road Parking
- Available Unfurnished Now!!!



Ground Floor

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with stairs rising to the first floor and doors leading to the main reception areas. The hallway provides a practical central entrance to the home and connects conveniently with the ground floor cloakroom and living accommodation.

Cloakroom

Conveniently positioned on the ground floor and fitted with a modern white suite comprising a low-level WC and wash hand basin with storage beneath. Finished with contrasting dark blue wall tiling and patterned flooring, together with a window providing natural light and ventilation.

Living Room

A particularly generous main reception room offering excellent space for a variety of seating and occasional furniture. The room is finished in neutral tones with wood-effect flooring and features a contemporary fireplace creating an attractive focal point. The long, open arrangement gives the room a spacious feel and leads naturally through towards the kitchen and extended rear living accommodation, providing a good balance between defined living areas and a more sociable, connected layout.

Kitchen

Positioned at the heart of the ground floor, the kitchen is fitted with a comprehensive range of cream wall and base units complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an oven with gas hob and extractor hood above, with further space and plumbing provided for additional appliances. The kitchen benefits from a practical amount of preparation and storage space and opens directly into the adjoining dining and family areas, creating a layout that works particularly well for both day-to-day family life and entertaining.

Dining Room

A bright and well-proportioned dining area situated towards the rear of the property, with ample room for a substantial dining table and chairs as well as additional freestanding furniture. Recessed ceiling lighting and French doors help create a light and airy feel, with the doors opening directly onto the patio and rear garden. The dining room connects seamlessly with the kitchen, making this a particularly sociable part of the home.



Family Room / Garden Room

Forming part of the extended rear accommodation, this versatile additional reception room provides an excellent secondary living space. A large roof light allows plenty of natural light into the room, while French doors provide an attractive outlook and direct access onto the rear terrace and garden. There is ample space for seating and additional furniture, making the room suitable as a family room, informal sitting room or entertaining space.

Utility Room

A practical separate utility space providing additional storage and facilities away from the main kitchen. There is space for household appliances together with useful work and storage areas, making this a valuable addition to the ground floor accommodation.

First Floor

Landing

The staircase rises to a central first-floor landing providing access to the bedrooms, bathroom facilities and additional storage areas. A window allows natural light onto the landing, while the layout provides straightforward access to each of the first-floor rooms.



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Master Bedroom

A generously proportioned principal double bedroom offering plenty of space for a large bed together with bedside furniture, wardrobes and additional freestanding storage. A large window provides good levels of natural light and an attractive outlook, while the neutral décor gives the room a bright and spacious appearance.

Shower Room

Fitted with a shower enclosure and wash hand basin, with contemporary tiled walls and a window providing natural light and ventilation.

Bedroom 2

A further well-proportioned double bedroom, presented in neutral décor and benefiting from good natural light. There is ample space for a double bed together with wardrobes and additional bedroom furniture.

Bedroom 3

A comfortable bedroom with a window providing natural light and sufficient space for bedroom furniture. A versatile room suitable for a variety of requirements.

Dressing Room / Wardrobe

A particularly useful separate wardrobe/dressing area providing excellent additional storage, with fitted hanging space and shelving.

Family Bathroom

Fitted with a white three-piece suite comprising panel-enclosed bath with shower over, low-level WC and wash hand basin. Finished with contemporary grey tiling and benefiting from a window providing natural light and ventilation.

Exterior

Garage

Integral garage providing useful secure parking and storage space, with additional potential for general household, garden or recreational storage.

Front Garden and Driveway

The property is approached via a driveway providing off-road parking and access to the garage. The front garden is mainly laid to lawn with established planting and mature greenery providing an attractive approach to the house.

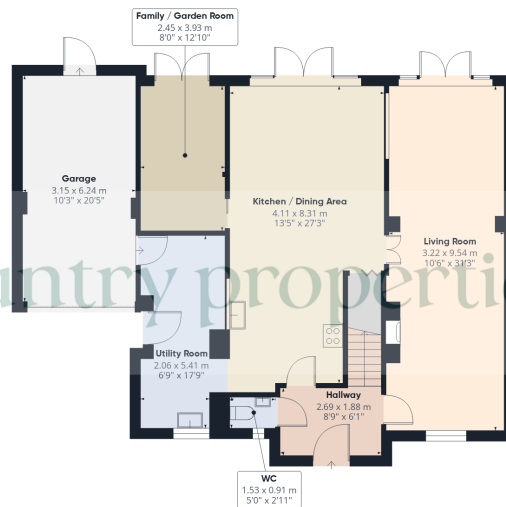


Rear Garden

The substantial rear garden is a particular feature of the property, offering an impressive amount of outside space. Immediately adjoining the house is an extensive paved terrace, providing plenty of room for outdoor seating, dining furniture and entertaining. Beyond the terrace, the garden opens onto a generous lawn surrounded by mature hedging, established trees, shrubs and planting. The established boundaries provide a good degree of privacy and create an attractive green backdrop, while the overall size of the garden offers plenty of room for recreation, entertaining and general family use. French doors from the rear living areas provide a natural connection between the house and garden, making the outside space easily accessible from the main ground floor accommodation.

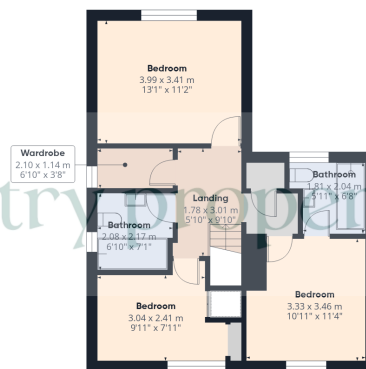


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Ground Floor

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Floor 1



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Approximate total area⁽¹⁾

165.1 m²
1778 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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