



70, Rivenhall End

Welwyn Garden City,
Hertfordshire, AL7 2PH
Guide Price £500,000

country
properties

A well-presented three-bedroom family home offering spacious and versatile accommodation throughout. The property benefits from an extended kitchen/dining area, comfortable living space and a converted garage providing a versatile room. Outside is a generous rear garden with patio and decked seating areas, providing plenty of space for outdoor dining and entertaining.

- End of Terrace House
- Extended Kitchen/Diner With Underfloor Heating
- Utility/Ground Floor Shower Room
- Popular Cul-de-Sac Location
- Blocked Paved Driveway For 2 Vehicles
- Versatile Garage Conversion
- Three First Floor Bedrooms
- Modern Family Bathroom

GROUND FLOOR

Entrance Hall

Entrance via the front door into a useful hallway with wood flooring, recessed ceiling lighting and space for coats and footwear. Internal door leading through to the main living accommodation.

Living Room

A generous reception room providing plenty of space. Wood flooring continues through the room, with a front-facing window providing natural light. The staircase rises to the first floor and there is open access through towards the extended kitchen/dining area, giving the ground floor a good sense of flow.

Extended Kitchen/Diner

A particular feature of the property is the impressive extended kitchen/dining room, offering an excellent space for both everyday family use and entertaining. The kitchen is fitted with a comprehensive range of modern white wall and base units complemented by contrasting dark work surfaces. A substantial central island provides additional storage, preparation space and seating for several people. There is a range of integrated appliances alongside space for an American-style fridge/freezer, with a gas hob, extractor and built-in oven and microwave. Multiple ceiling lights together with windows and glazed doors overlooking the rear garden allow plenty of natural light into the room. There is ample space for dining furniture, while doors provide direct access onto the rear patio and garden.

Converted Garage / Additional Reception Room

The former garage has been converted to provide a useful additional room, offering flexible space to complement the main living accommodation. Finished with wood flooring and benefiting from natural light via ceiling light. Access leads through to the utility area and ground-floor facilities.



Utility/Ground Floor Shower Room

Base cupboard with work top over, inset with a stainless steel single bowl sink unit with drainer to side. Tiled splash back. Space and plumbing for automatic washing machine. Wood effect flooring. Full height radiator. Double glazed window to the rear aspect. Recessed ceiling spot lights. Glass sliding door to Jacuzzi style shower with fully tiled walls and extractor fan. Door to cloakroom. Door to cloakroom with low level WC, wash hand basin set on vanity cupboard, tiled splash back, continuation of wood effect flooring, recessed ceiling spot lights with a double glazed window with obscure glass to the side aspect..

FIRST FLOOR

Landing

Stairs rise from the living room to the first-floor landing, providing access to the bedrooms and family bathroom.

Master Bedroom

A good-sized double bedroom with a front-facing window, radiator and an extensive range of fitted wardrobes incorporating mirrored sliding doors, providing excellent storage.

Second Bedroom

Another double bedroom with window overlooking the rear aspect and radiator beneath. There is ample space for a double bed and additional bedroom furniture.

Third Bedroom

A further bedroom with window providing natural light and radiator. A useful room suitable for a variety of requirements.

Family Bathroom

Fitted with a modern three-piece suite comprising panel-enclosed bath with shower over and glazed shower screen, wash hand basin with vanity storage beneath and low-level WC. Tiled bath/shower surround, recessed ceiling lighting and obscured window

EXTERIOR

Front Garden

Block paved driveway providing off road parking for up to three vehicles. Mature trees to border. Exterior lighting.

Garage

Storage area only behind electric garage door.

Rear Garden

The enclosed rear garden offers a combination of lawn, paved patio and decked seating areas. Immediately adjoining the house is a paved terrace providing space for outdoor dining and entertaining, with a further decked seating area positioned towards the rear beneath a pergola. The garden is enclosed by timber fencing with planted borders and provides a good amount of usable outside space.

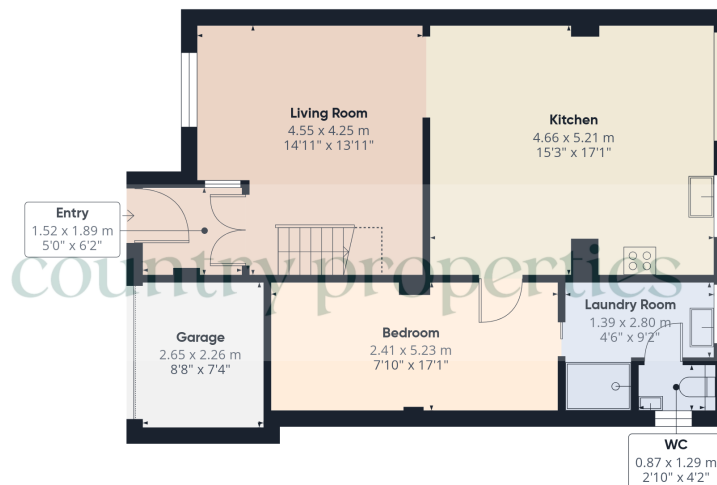
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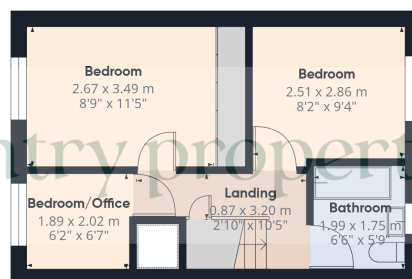
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

99.3 m²

1070 ft²

Reduced headroom

1.1 m²

12 ft²

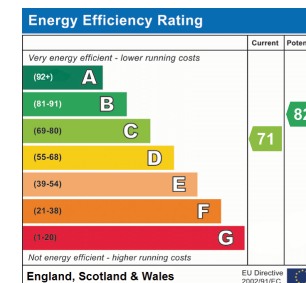
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Viewing by appointment only

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