



10, Stapleford

Welwyn Garden City,
Hertfordshire, AL7 2PD
Guide Price £425,000

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properties

Offered to the market with NO ONWARD CHAIN, this well-presented three-bedroom terraced home is situated within a pleasant cul-de-sac in the popular Panshanger area, conveniently positioned close to Moneyhole Lane Park and local amenities. The accommodation includes a generously sized living room, modern fitted kitchen and contemporary bathroom, while outside the property benefits from a low-maintenance rear garden and an allocated parking space. An ideal opportunity for first-time buyers, young families or those looking to downsize.

- NO ONWARD CHAIN!!
- 3 BEDROOM TERRACE HOUSE
- ALLOCATED PARKING SPACE
- LOW MAINTAINANCE REAR GARDEN
- MODERN KITCHEN AND BATHROOM
- SITUATED IN PANSHANGER CLOSE TO MONEYHOLE PARK
- CUL- DE -SAC LOCATION
- LOVELY SIZED FRONT ROOM

Ground Floor

Entrance Hall

Radiator, stairs to first floor, door to living room.

Living Room

UPVC double-glazed Georgian style window to front, radiator, ceiling coving, under stair storage cupboard housing fuse box, door to kitchen.

Kitchen

Refitted with high gloss fronted cupboards and brushed Steel handles, stainless steel Bosch electric oven with 4 burner gas hob over, stainless steel chimney style extractor, stainless steel single bowl sink unit with mixer tap over, integrated washing machine, integrated fridge freezer, ceramic wall tiling, laminate flooring, radiator, double glazed UPVC door and two windows to garden.

First Floor

Landing

Doors to rooms, airing cupboard with radiator and slatted shelving within, loft access.

Bedroom 1

Replacement uPVC double glazed Georgian style window to front, radiator, ceiling down lighters.



Bedroom 2

Replacement uPVC double glazed Georgian style window to rear, radiator, built in sharps wardrobes with sliding glass fronted doors, hanging and shelf space within, sunken ceiling downlighters.

Bedroom 3

Radiator, uPVC double glazed Georgian style window to front, sunken ceiling down lighters.

Bathroom

Refitted with a white suite comprising of a panelled bath with mixer tap over with thermostatically controlled shower above, wall hung wash hand basin with mixer tap above, low level dual flush WC, chrome Effect heated towel rail, placement UPVC double-glazed Georgian style window to rear, ceramic wall tiling, wood effect vinyl flooring.

Outside

Front Garden

Small lawn to front with steps leading to the front door, allocated parking space.

Rear Garden

Decking area, The garden is mainly laid to AstroTurf, borders with various flowers and shrubs within, timber shed, brick wall and fence surround.

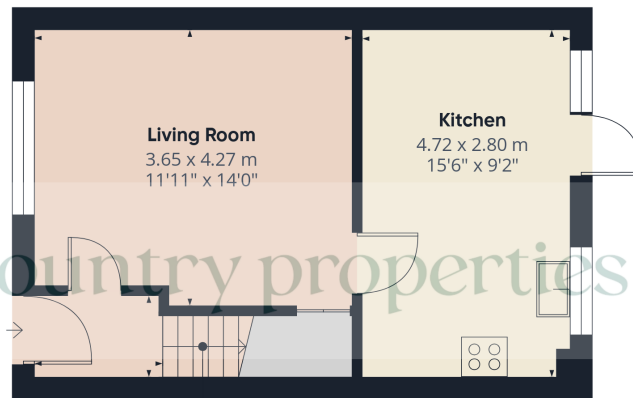
Agents Notes

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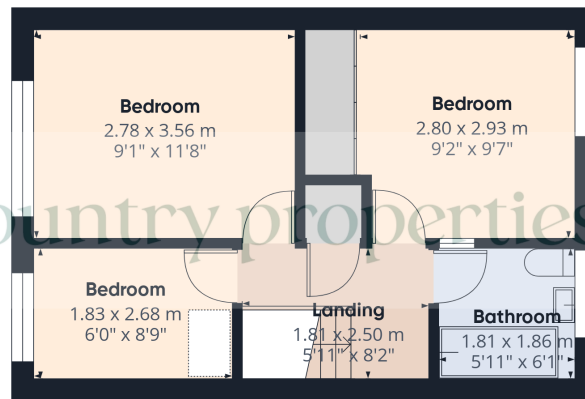
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Ground Floor



Floor 1

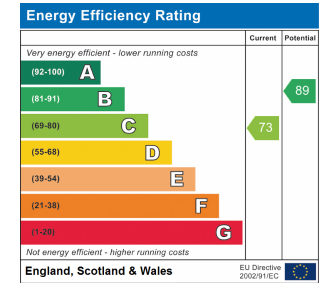


Approximate total area⁽¹⁾
64 m²
688 ft²

(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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Viewing by appointment only

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