



9, Little Dell

Welwyn Garden City,
Hertfordshire, AL8 7HZ
£400,000

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Offered chain free, this two-bedroom semi-detached home presents an excellent opportunity for buyers wishing to modernise a property to their own taste. The accommodation includes a dual-aspect living room opening onto the rear garden, a fitted kitchen, two double bedrooms and an accessible wet room. Outside, the property benefits from front and rear gardens, communal parking within the road and a useful area of land to the side offering potential to extend, subject to obtaining the necessary planning permission.

- Chain-free two-bedroom semi-detached home
- In need of modernisation throughout
- Generous dual-aspect living room
- Front and rear gardens
- Two well-proportioned double bedrooms with fitted storage
- First-floor wet room
- Side area offering extension potential, subject to planning permission

Ground Floor

Entrance hall

A welcoming entrance hall with wood-effect flooring, stairs rising to the first floor and a large window providing plenty of natural light. The existing stairlift can either remain or be removed, depending on the buyer's preference.

Living room

A generously proportioned dual-aspect living room enjoying plenty of natural light from a large front window and glazed doors opening directly onto the rear garden. The room also features a brick fireplace as an attractive focal point and offers ample space for a range of seating furniture.

Kitchen

A practical kitchen fitted with a range of wall and base units, generous worktop space, tiled splashbacks and a sink positioned beneath the rear-facing window. There is space for a freestanding cooker, fridge, freezer and washing machine, with the room offering scope for modernisation to suit the buyer's taste.

Side passage and store area

A useful covered walkway providing convenient access between the front and rear gardens, with doors at either end. The area also benefits from built-in storage cupboards, ideal for garden equipment, bicycles and other household items.



First Floor

Landing

The first-floor landing provides access to the bedrooms and bathroom, with natural light borrowed from the adjoining rooms and a balustrade overlooking the staircase.

Bedroom 1

A bright dual-aspect double bedroom featuring an extensive range of fitted wardrobes and overhead storage, providing excellent practical storage space. Two front-facing windows allow plenty of natural light into the room, with an additional built-in cupboard.

Bedroom 2

A well-proportioned double bedroom overlooking the rear garden, with a large window providing plenty of natural light. The room benefits from an extensive range of fitted wardrobes and overhead cupboards, while still offering space for additional furniture or a home-working area.

Wetroom

A practical, fully tiled wet room fitted with a level-access shower, wash hand basin and WC. Accessibility features include a fold-down shower seat and grab rails, while an obscured window provides natural light and privacy.

Outside

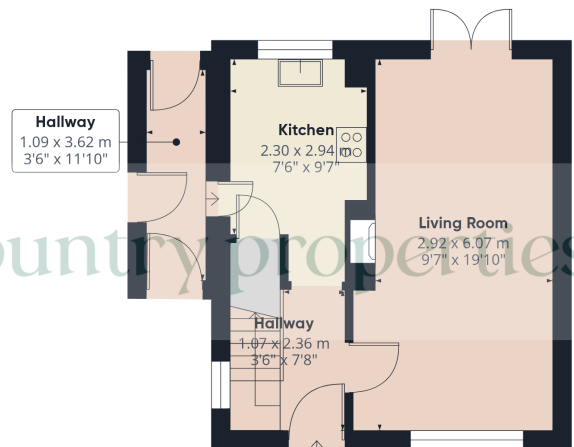
Front garden

The property is approached through a mature front garden with established hedging and shrubs providing privacy, together with a paved pathway leading to the entrance and side passageway, which provide potential for a substantial two-storey extension, subject to the necessary planning permission and building regulations approval.

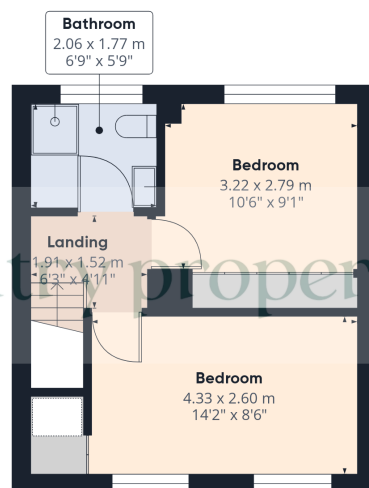
Rear Garden

A mature and well-established rear garden, mainly laid to lawn with planted borders, established hedging and a variety of trees and shrubs providing a good degree of privacy. A pathway runs alongside the lawn, with space for outdoor seating and entertaining.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

64.4 m²
694 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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