

A two-story brick house with a dark tiled roof and white window frames. The house is made of light-colored bricks. There is a gravel driveway in front and a wooden fence to the left. The sky is blue with some clouds.

18, Yew Grove

Welwyn Garden City,
Hertfordshire, AL7 2HY
£240,000

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A well-presented one-bedroom ground-floor maisonette at 18 Yew Grove, fully refurbished approximately a year ago and offering stylish, practical accommodation throughout. The property benefits from its own private entrance, a generous open-plan living and dining space, a private rear garden and one allocated parking space, making it an excellent choice for a first-time buyer, downsizer or investor.

- One-bedroom ground-floor maisonette
- Fully refurbished approximately one year ago
- Spacious open-plan living and dining area
- Modern fitted kitchen and bathroom
- Private enclosed rear garden with storage shed
- One allocated parking space

The flat

Living Room

The adjoining living area forms part of the open-plan reception space and benefits from natural light through a front-facing window. There is room for comfortable seating and a television unit, with neutral décor and fitted carpeting creating a bright and welcoming setting.

Dining room

A generous dining area with ample room for a large table and chairs, ideal for everyday meals and entertaining. The space flows openly into the adjoining living area, creating a sociable and versatile reception room, complemented by neutral décor and fitted carpeting.

Kitchen

The kitchen is fitted with a range of contemporary white wall and base units complemented by dark work surfaces and tiled splashbacks. It includes a stainless-steel sink beneath the window, space for a freestanding cooker, washing machine and fridge/freezer, while tiled flooring completes this practical and well-arranged room.



Bedroom

A well-proportioned double bedroom with ample space for a wardrobe and additional freestanding furniture. A rear-facing window provides plenty of natural light and pleasant garden views, while neutral décor and fitted carpeting complete the room.

Bathroom

The bathroom is fitted with a white suite comprising a panelled bath with shower over, wash basin set above a useful storage cabinet, and WC. Further features include tiled splashback areas, tiled flooring, a heated towel rail and a frosted window providing natural light and privacy.

Outside

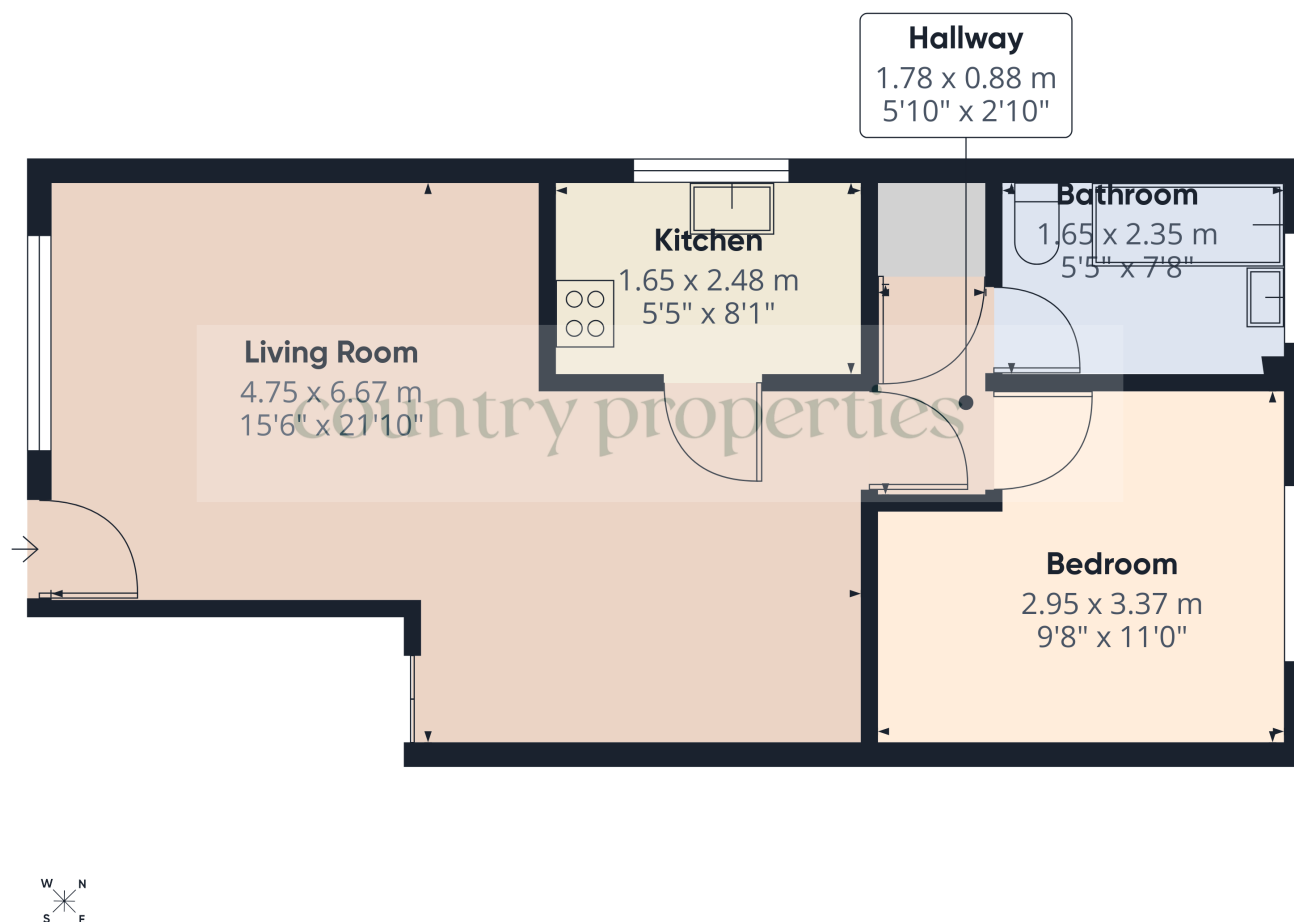
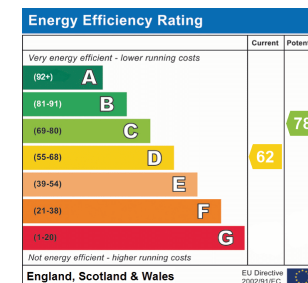
Private rear garden

The private rear garden is enclosed by timber fencing and features a lawn alongside a paved patio, providing space for outdoor seating and entertaining. Mature trees and planting add greenery and privacy, while a timber shed offers useful garden storage and gated side access provides added convenience.

Parking

The property benefits from 1 allocated parking spot.



Approximate total area⁽¹⁾43 m²463 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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