

20, Langstone Ley

Welwyn Garden City,
Hertfordshire, AL7 1FQ

£475,000

country properties

A beautifully presented three-storey home offering spacious and versatile accommodation, including a comfortable living room opening onto an enclosed rear garden and a principal bedroom with en-suite. Further benefits include a single garage with eaves storage, driveway parking and a discreet gated bin storage area.

- Beautifully Presented Three-Storey Home
- Versatile and Well-Proportioned Accommodation
- Principal Bedroom with En-Suite
- Comfortable Living Room with Garden Access
- Enclosed, Low-Maintenance Rear Garden
- Single Garage with Useful Eaves Storage
- Driveway Providing Off-Road Parking
- Discreet Gated Bin Storage Area

Ground Floor

Entrance hall

A welcoming entrance hall featuring attractive wood flooring, neutral décor and a staircase rising to the first floor. Radiator, useful entrance matting and doors leading to rooms.

Cloakroom

White suite comprising a low-level WC and wall-mounted wash hand basin with chrome mixer tap and tiled splashback. Wood flooring, a radiator, double-glazed obscure glass window providing natural light and ventilation.

Kitchen Diner

A contemporary kitchen fitted with a range of cream shaker-style units with contrasting black handles, marble effect worktops and matching splashbacks.Integrated Bosch electric oven, induction hob with concealed extractor, dishwasher, washing machine and fridge/freezer. A one and a half bowl sink with chrome mixer tap, under cabinet lighting, tiled flooring and a double glazed window to the front aspect fitted with Venetian blinds. Space for a four-seater dining table and chairs. Neutral decor with tiled flooring, a radiator and ceiling spotlighting.

Living room

Decorated in neutral tones with soft carpeting and coving to the ceiling. A double-glazed window and French doors opening directly onto the rear garden and patio area. Two radiators, contemporary ceiling lighting and ample space for living room furniture.

First Floor

Landing

Carpeted with neutral décor and white-painted balustrades. A large double-glazed window to the stairwell provides plenty of natural light. Doors lead to the adjoining rooms, whilst a further staircase rises to the second floor.







Bedroom 2

A double bedroom featuring two double-glazed windows providing plenty of natural light. Decorated in neutral tones with wood-panelled detailing, fitted carpet and a radiator. The room benefits from a range of fitted wardrobes with mirrored doors, open corner shelving and matching drawer units, providing excellent storage.

Bedroom 3

Double glazed window to the front aspect, providing plenty of natural light. Decorated in neutral tones with fitted carpeting and a radiator, freestanding wardrobe with mirrored door and ample space for a single bed and additional furniture. Currently arranged as a combined bedroom and home office, demonstrating its versatility.

Family Bathroom

Fitted with a white three-piece suite comprising a panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low-level WC, white wall tiling with a subtle green feature border, wood effect flooring and a chrome heated towel rail. A double-glazed obscure window provides natural light and ventilation, with an additional ceiling-mounted extractor fan.

Second Floor

Landing

Neutral décor and fitted carpeting, providing access to the adjoining rooms. A double-glazed window with fitted roller blind allows natural light to brighten the stairwell, complemented by a traditional white-painted staircase and balustrade.

Master Bedroom Suite

A spacious double bedroom occupying the second floor, featuring attractive sloping ceilings and two double-glazed windows providing plenty of natural light. Decorated in neutral tones with fitted carpeting and a radiator, the room offers ample space for bedroom furniture. A particularly useful feature is the recessed dressing area with an extensive range of fitted wardrobes.

Ensuite

A well appointed en-suite featuring a glazed shower enclosure with thermostatic shower, pedestal wash hand basin with chrome mixer tap and low level WC, chrome heated towel rail, part-tiled walls, wood effect flooring and a frosted double-glazed window providing natural and ventilation.

Outside

Front garden

The property enjoys a neat and well-maintained front aspect, to the side of the property is a useful fenced and gated bin storage area, thoughtfully positioned to keep refuse bins discreetly out of sight.

Rear Garden

An enclosed rear garden, offering a combination of lawn, paved pathways and patio. The garden features a seating area with space for garden furniture, complemented by established planting, raised flower borders and decorative trellis. Timber fencing provides privacy, Gated rear access leads to thr Garage behind. Useful additional paved area with a timber storage shed. Further benefits include an outside tap, exterior lighting and a water butt.

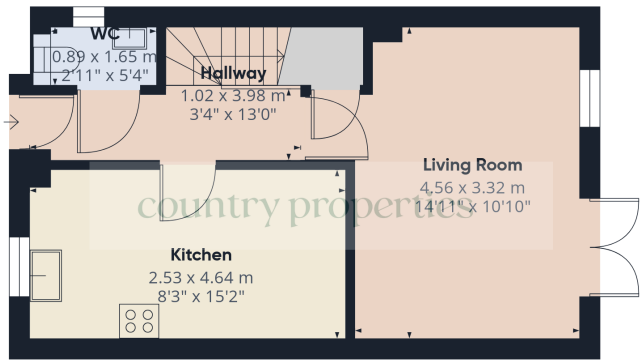
Garagae

To the rear of the property is a single garage with an up-and-over door and pitched tiled roof, providing useful additional storage space within the eaves. The garage is approached via a private driveway offering off-road parking for one vehicle.

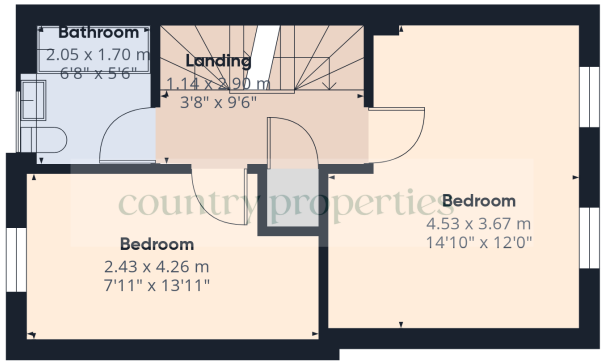




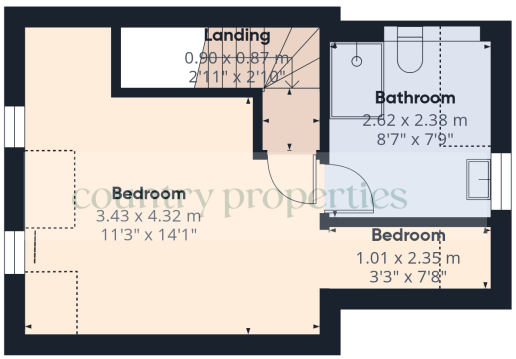




Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

92.9 m²
1001 ft²

Reduced headroom

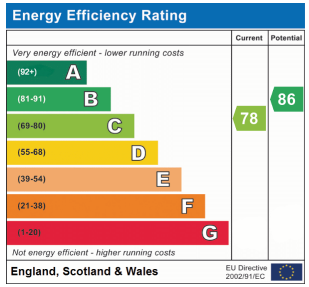
3.1 m²
33 ft²

(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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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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