

10, Moorlands

Welwyn Garden City,
Hertfordshire, AL7 4PP

Offers in Excess of £450,000

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A three bedroom semi-detached home with established front and rear gardens, a single garage and driveway parking. The accommodation includes a dual-aspect living room, kitchen/breakfast room and first-floor bathroom, with fitted storage in both bedrooms.

- Three bedroom Semi detached home
- Sought after Beehive Location
- Double-length driveway providing off-road parking
- Single garage with light, power and garden access
- Established front and rear gardens
- Bathroom with white suite
- Dual-aspect living room
- Kitchen/breakfast room

Ground Floor

Entrance hall

Entrance hall featuring a circular front-facing window, grey stone-effect flooring, built-in storage cupboards and a radiator with decorative cover. Carpeted stairs rise to the first floor, with access to the ground-floor accommodation.

Living Room

Dual-aspect living room with a large front-facing window and French doors opening onto the rear garden. Features include wood-effect flooring, recessed ceiling spotlights, wall shelving and two radiators.

Kitchen

Kitchen/breakfast room fitted with cream wall and base units, contrasting dark worktops and tiled splashbacks. Features include a built-in double oven, gas hob with extractor, stainless steel sink and space for appliances and a breakfast table. Grey stone-effect flooring, a rear-facing window and door to the garden complete the room.

Second Floor

Landing

First-floor landing with grey carpeting, loft access and a built-in cupboard housing the boiler with shelving above. Doors lead to the bedrooms and bathroom.

Bedroom 1

Double bedroom with a large front-facing window, grey carpeting and a radiator. Fitted furniture includes wardrobes, overhead cupboards, bedside drawers, display shelving and a dressing table, complemented by an additional built-in cupboard.







Bedroom 2

Dual-aspect double bedroom with front and side-facing windows, carpeted flooring and a radiator. Further benefits include a built-in wardrobe with mirrored door and an additional loft access hatch.

Bedroom 3

Bathroom

Bathroom fitted with a white suite comprising a panelled bath with shower attachment and glass screen, vanity washbasin and WC. Complemented by tiled walls, dark tiled flooring, an obscure-glazed window, radiator and chrome heated towel rail.

Outside

Front Garden

Rear Garden

Enclosed rear garden with a paved patio, lawn and established shrub borders, complemented by gravelled areas and a timber shed. Further benefits include an outside tap and a personal door providing direct access to the rear of the garage.

Garage and Drive

Single garage to the side of the property with light and power, a metal up-and-over door and a personal door to the rear garden. A double-length driveway to the front provides off-road parking.









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Approximate total area(1)

87.8 m²

946 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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