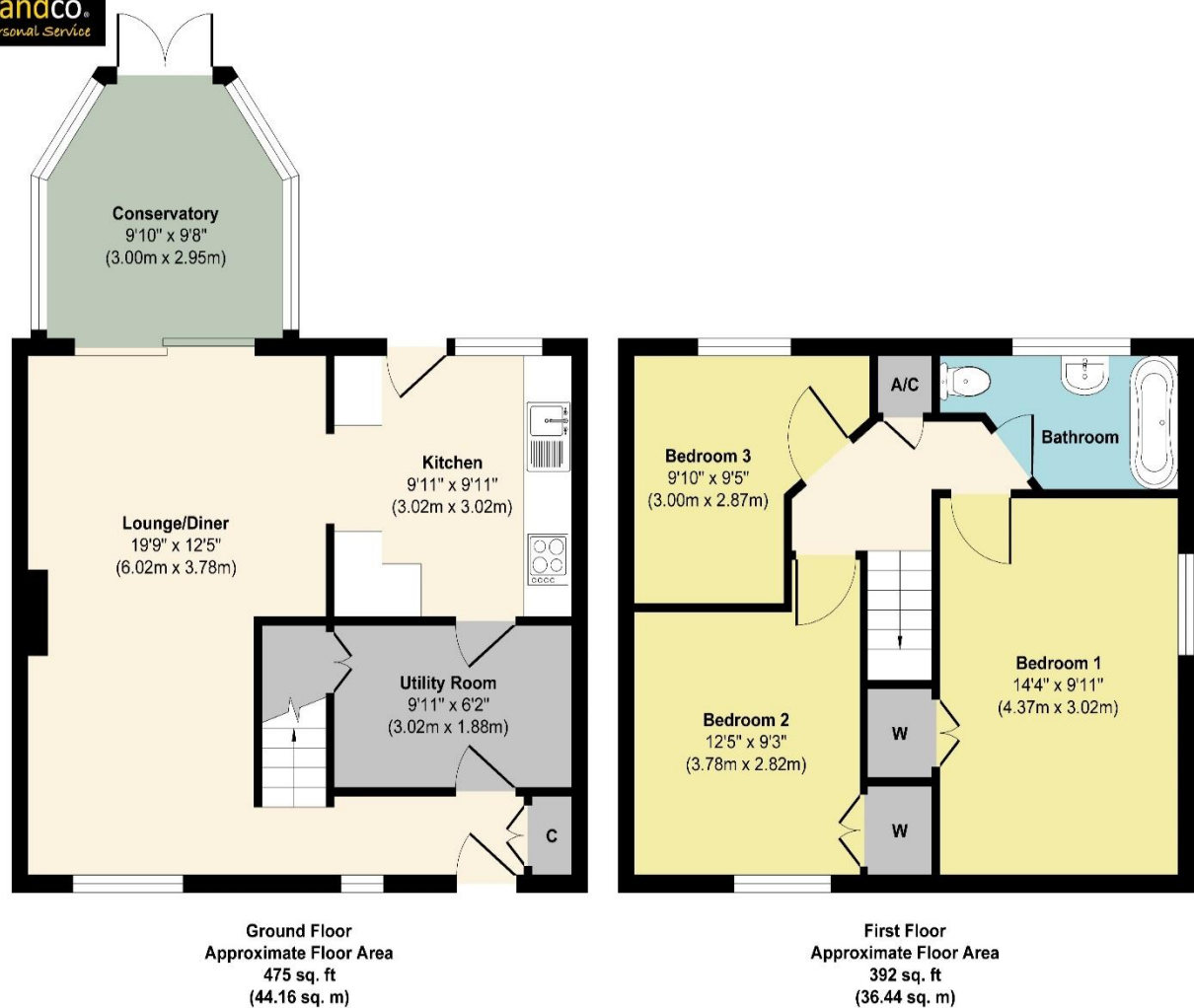
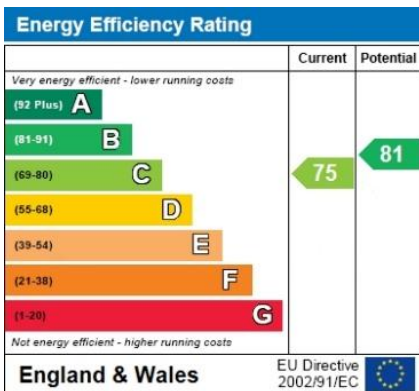




Approx. Gross Internal Floor Area 867 sq. ft / 80.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Middlefield, Welwyn Garden City, Herts Freehold
Guide Price £469,995



CHAIN FREE three bedroom end terrace family home in a sought after Welwyn Garden City location. Featuring a driveway for multiple vehicles, garage via shared drive, landscaped garden, conservatory, utility room, new boiler, new radiators and new first floor flooring.

- CHAIN FREE
- Three Bedroom End Of Terrace Property
- Driveway For Multiple Vehicles
- Garage Access Via Shared Drive
- Landscaped Rear Garden With Two Side Access Points
- Spacious Dual Aspect Living Room With Log Burner
- Conservatory And Separate Utility Room
- New Boiler And New Radiators Throughout
- New Flooring Throughout First Floor
- Gas Central Heating And Double Glazing Throughout





CHAIN FREE Situated in a popular residential location within Welwyn Garden City, three bedroom end of terrace family home offers generous living accommodation, excellent outside space and fantastic practicality, making it an ideal purchase for families and commuters alike.

The property is approached via a spacious driveway providing off street parking for multiple vehicles, with a shared driveway leading to the garage. Upon entering, you are welcomed by a bright entrance hall offering ample storage, access to the principal reception rooms and staircase to the first floor.

The spacious dual aspect living room is undoubtedly the heart of the home, enjoying plenty of natural light from both the front and rear. The room is enhanced by a stylish media wall and an attractive log burner, creating a warm and inviting living space, whilst sliding glazed doors open directly into the conservatory, providing an excellent additional reception area overlooking the landscaped rear garden.

The fitted kitchen offers generous worktop space with granite surfaces, tiled splashbacks and ample storage, whilst the adjoining utility room provides valuable additional workspace and laundry facilities.

Outside, the landscaped rear garden has been thoughtfully designed with patio seating areas, lawn and a garden shed, whilst benefiting from two side access points leading to both the front driveway and shared driveway with garage access.

Upstairs, the property has been improved with brand new flooring throughout the first floor along with new carpets to the staircase. There are three well proportioned bedrooms, two of which benefit from fitted wardrobes, together with a modern family bathroom featuring fully tiled walls and a contemporary suite.

Further benefits include gas central heating with a recently installed boiler, new radiators throughout, double glazing and the advantage of being offered to the market completely chain free.

Ground Floor

Entrance Hall

Double glazed window to front aspect. Tiled flooring. Large built in storage cupboard. Stairs rising to the first floor. Gas radiator. Doors leading to the living room and utility room.

Living Room

A spacious dual aspect reception room with double glazed windows to the front and rear. Wood laminate flooring. Feature media wall. Log burner. Two gas radiators. Sliding glazed doors leading to the conservatory and door to the kitchen.

Conservatory

Double glazed conservatory overlooking the rear garden. Laminate flooring. Double glazed French doors opening onto the patio, creating an excellent entertaining or relaxation space.

Kitchen

Tiled flooring with granite worktops with tiled splashbacks. Gas hob with integrated extractor hood. Stainless steel sink and drainer. Space and plumbing for a dishwasher. Wall mounted recently installed boiler. Door to the utility room and double glazed window and door to the rear garden

Utility Room

A practical addition offering further worktop space with woodchip counters. Tiled flooring. Understairs storage cupboard. Space and plumbing for a washing machine. Doors to both the entrance hall and kitchen.

First Floor Landing

New laminate flooring throughout. Newly carpeted staircase. Access to all bedrooms and bathroom. Built in storage cupboard.

Bedroom One

A generous dual aspect double bedroom with windows to the front and side. New laminate flooring. Large fitted wardrobe. Overstairs storage cupboard. Loft access and a gas radiator.

Bedroom Two

Dual aspect double bedroom with window to front aspect. New laminate flooring. Large built in wardrobe. Gas radiator.

Bedroom Three

Another double bedroom with window overlooking rear aspect. New laminate flooring and a gas radiator.

Main Bathroom

Modern family bathroom comprising panel enclosed bath with shower attachment, vanity wash hand basin and WC. Fully tiled walls. Laminate flooring. Heated towel rail. Frosted double glazed window to the rear.

Rear Garden

Beautifully landscaped rear garden with patio seating areas, lawn and mature borders. Garden shed. Two separate side access points providing access to both the front of the property and the shared driveway leading to the garage.

Further Details

The property is Freehold
Council Tax Band - Band C

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.