



Hollybush Lane, Welwyn Garden City, AL7 4JN

£400,000



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Hollybush Lane, Welwyn Garden City

Guide Price; £400.000-£415.000

Situated on a corner plot, overlooking a green, is this deceptively spacious three bedroom end terrace family home.

Conveniently located within walking distance of the town centre, train station, local shops, schools and the King George V playing fields..

The property offers; lounge, separate dining room with patio doors to the rear garden, kitchen with built in appliances, a ground floor WC, three bedrooms and a shower room. The property also benefits from gas radiator central heating and has double glazed windows and doors.

Outside the corner plot provides gardens to front,k side and rear, there is a private driveway which gives access to a garage.

Please call our team on 01707 270777 for further details..







Entrance Hall

Double glazed entrance door, stairs to first floor landing, radiator, door to:

WC

Wc, wash hand basin, double glazed window to side.

Lounge

11'11" x 14'2"

Double glazed window to side, radiator, gas fire with stone surround and hearth, door to dining room.

Dining Room

10'6" x 9'0"

Double glazed patio doors leading to the rear garden, radiator, door to kitchen.

Kitchen

8'10" x 10'2"

Fitted with a range of wall and base units, complimentary work surface with tiled splash back, inset one and a half bowl sink/drainers with mixer tap, inset electric hob with extractor hood over, built in oven, tiled floor, space for fridge/freezer, double glazed window to front, door to lobby and dining room.

Lobby

Space for fridge/freezer, doors to garage and front and rear gardens.

Landing

Airing cupboard, radiator, doors to:



Bedroom One

10'10" x 13'3"

Two double glazed windows to side, fitted wardrobes and further storage cupboard.

Bedroom Two

9'3" x 9'11"

Double glazed window to side, built in storage cupboard.

Bedroom Three

10'1" x 7'0"

Double glazed window to side, storage cupboard housing gas fired boiler.

Shower Room

Fully tiled room with corner shower cubicle with rainfall and hand held showers vanity wash hand basin with mixer tap and storage under, concealed cistern dual flush wc, chrome effect heated towel rail, extractor fan, double glazed window to side.

Front & Side Gardens

Mainly lawn, flower and shrubs, hedge to boundary, path to front door.

Rear Garden

Patio area to immediate extending to lawn, flower and shrub beds.

Driveway

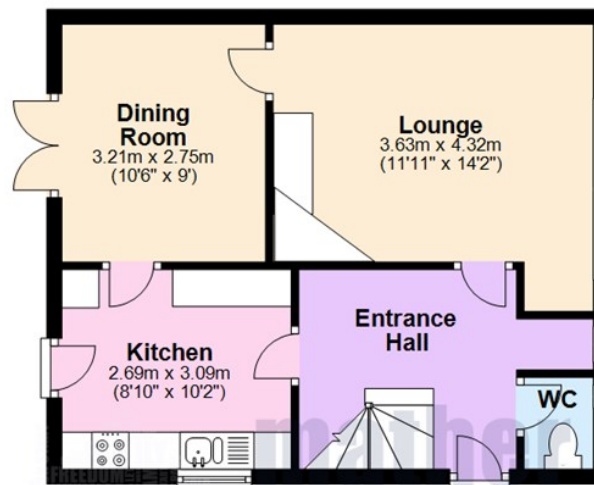
Providing private off street parking and access to the garage.

Garage

Up and over door, power and light, door to utility room and garden.

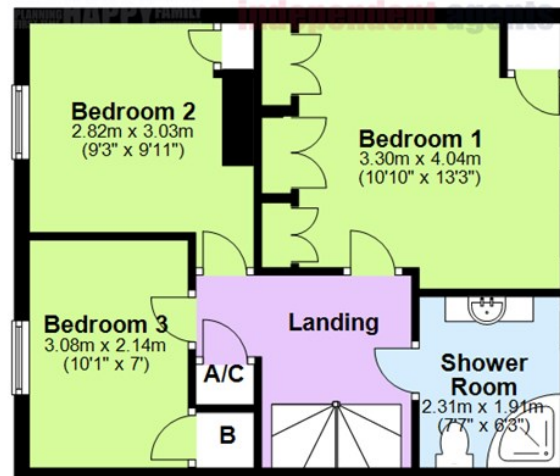
Ground Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 85.9 sq. metres (924.1 sq. feet)

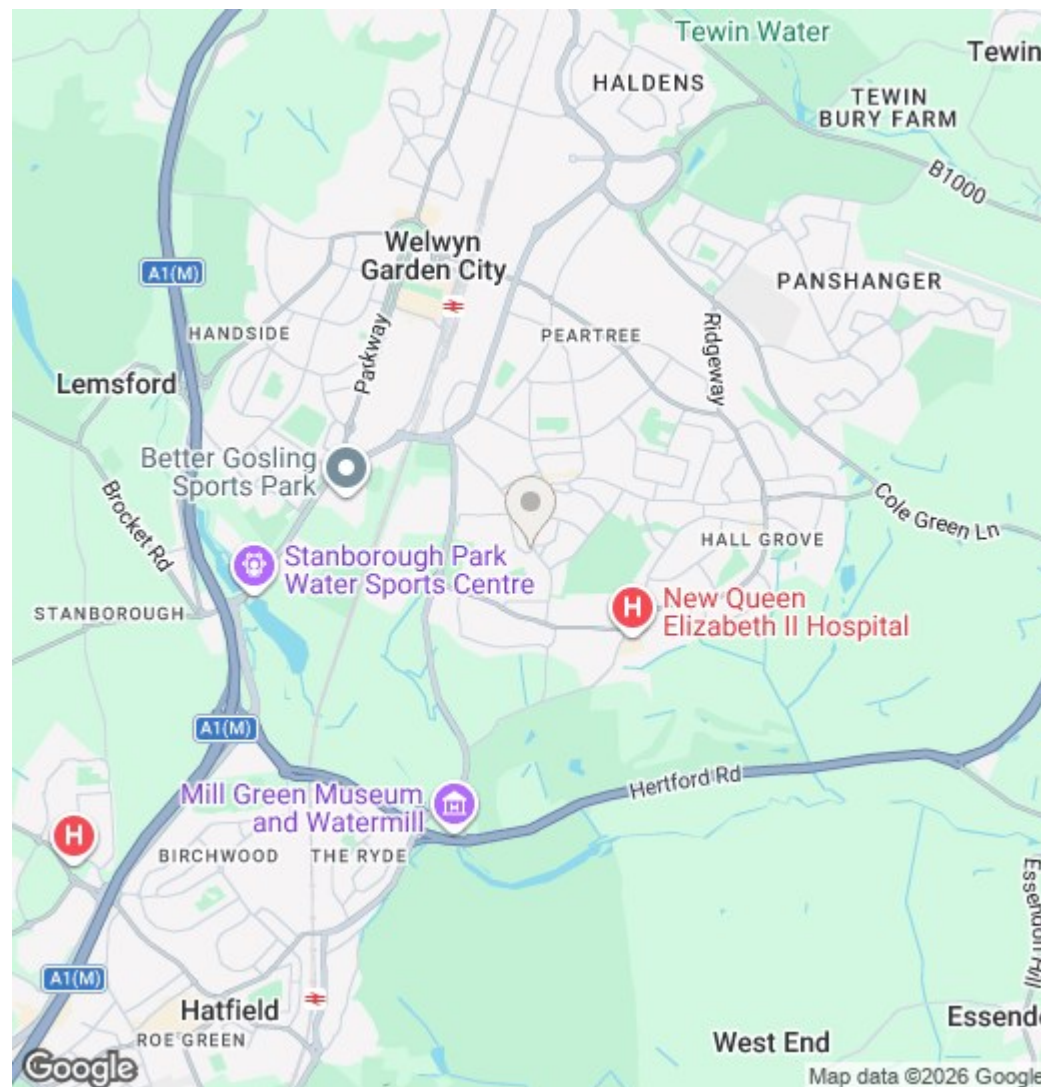
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



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2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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