

FOR SALE



Dowley Wood, Welwyn Garden City

Four Bedrooms, Three Bathrooms, Link Detached House

ASKING PRICE OF £575,000



**Four Bedroom, Three Bathroom
Link Detached House
Dowley Wood, WGC**

ASKING PRICE OF £575,000

- Four Bedrooms Link Detached Property with Parking
- Generous sized rooms with a contemporary style
- Garage conversion to accommodate additional living/dining space
- Sought after quiet cul-de-sac location
- Convenient location close to local amenities

SUMMARY

Martin & Co welcome to the market this impressive four-bedroom link detached property located in a quiet cul-de-sac on the outskirts of Panshanger. The property is in immaculate condition featuring entrance hall, cloakroom, spacious kitchen/diner, lounge, dining area, conservatory, four bedrooms, including master with ensuite, and family bathroom. There is parking to the front of the property, and an attractive low maintenance landscaped garden to the rear, featuring paved seating areas, attractive borders and a Log Cabin outbuilding suitable for a Home Office, Gym or additional Bedroom. Welwyn Garden City is a popular and attractive town featuring John Lewis, Waitrose, Sainsbury and a broad range of shops, restaurants and café bistros. The Train Station provides excellent transport links to London, Kings Cross within 30 minutes and there are good road links nearby. Viewing is **HIGHLY RECOMMENDED!!**

ENTRANCE HALL

Composite front door, wooden floor, radiator, storage cupboard/cloakroom, ceiling lights.

KITCHEN/BREAKFAST ROOM 11' 9" x 10' 9" (3.58m x 3.28m)

Laminate floor with underfloor heating, a range of modern white base and wall units with under cupboard lighting, gloss work surfaces and splashbacks, stainless steel sink with mixer tap, integrated appliances including Neff Electric Oven with filter-hood over, integrated appliances including washing machine, dishwasher, fridge, freezer, ample storage space, Combi boiler, double-glazed Bay window with fitted shutters, inset LED lights.





LOUNGE 15' 10" x 11' 4" (4.83m x 3.45m)

Wooden floor, radiator, double glazed window with fitted blind, French doors leading to Conservatory and ceiling lights.

STAIRS & LANDING

Carpet, radiator, large storage cupboard with shelving, loft access to main loft which is part-boarded, loft ladder and light, ceiling light.

STOREROOM 7' 8" x 4' 5" (2.34m x 1.35m)

Storeroom converted from original garage space to provide additional storage.

MASTER BEDROOM 12' 0" x 11' 6" (3.66m x 3.51m)

Carpet, radiator, double-glazed window with fitted blind to rear aspect, built-in wardrobe and cupboard space, ceiling light.

DINING AREA 12' 10" x 7' 8" (3.91m x 2.34m)

Wooden floor, radiator, double-glazed doors leading to garden, inset LED ceiling lights.

ENSUITE

Tiled floor, shower cubicle with rainfall shower, white low-level WC, white sink with silver mixer tap housed in vanity unit, double-glazed obscured window to rear aspect, tiled walls, extractor fan, LED inset lights.

CONSERVATORY 9' 6" x 8' 2" (2.90m x 2.49m)

Tiled floor, fitted blinds, ceiling light.

BEDROOM TWO 12' 3" x 9' 6" (3.73m x 2.90m)

Carpet, radiator, double-glazed window to rear aspect, ceiling light.



BEDROOM THREE 8' 0" x 7' 7"
(2.44m x 2.31m)

Laminate floor, radiator, double-glazed window to front aspect with fitted shutter, loft hatch, loft ladder.

BEDROOM FOUR 9' 0" x 8' 11"
(2.74m x 2.72m)

Carpet, radiator, double-glazed window to front aspect, fitted blind, ceiling light.

EXTERNAL SPACE

Beautifully maintained low maintenance garden to the rear with paved seating areas, artificial lawn, raised shingle borders, outside light, and useful gated side access. Additionally, there is a timber framed Log Cabin which could be used for various purposes such as a home office, gym area etc. To the front of the property there is a block-paved area for parking, an attractive shingle border and outside tap.

LOG CABIN / HOME OFFICE 11' 1" x 7' 0"
(3.40m x 2.13m)

Laminate flooring, radiator, double-glazed window with fitted blind, inset LED lights, outside light.

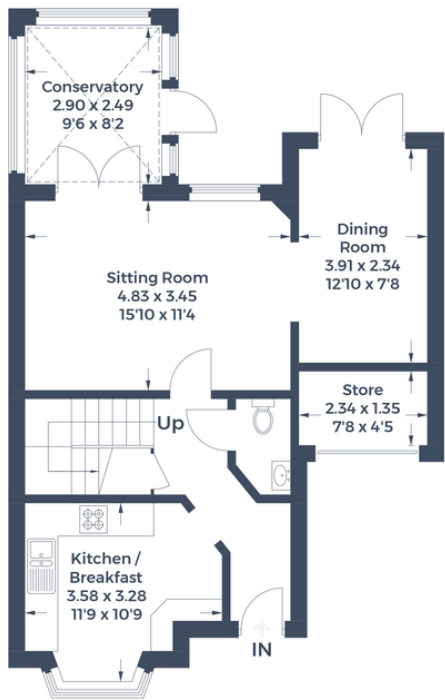


Energy Efficiency Rating

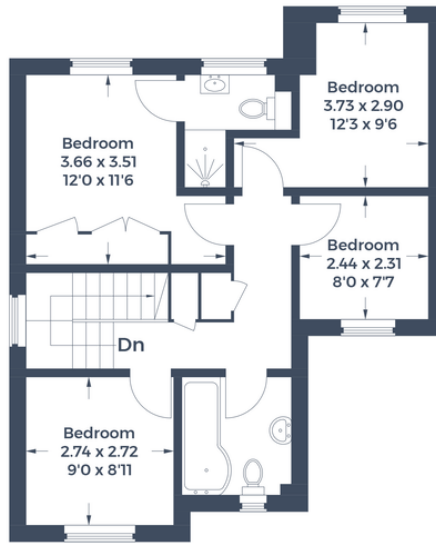
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



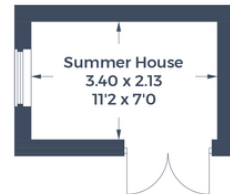
Approximate Gross Internal Area
 Ground Floor = 61.4 sq m / 661 sq ft
 First Floor = 51.9 sq m / 559 sq ft
 Summer House = 7.6 sq m / 82 sq ft
 Total = 120.9 sq m / 1,302 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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