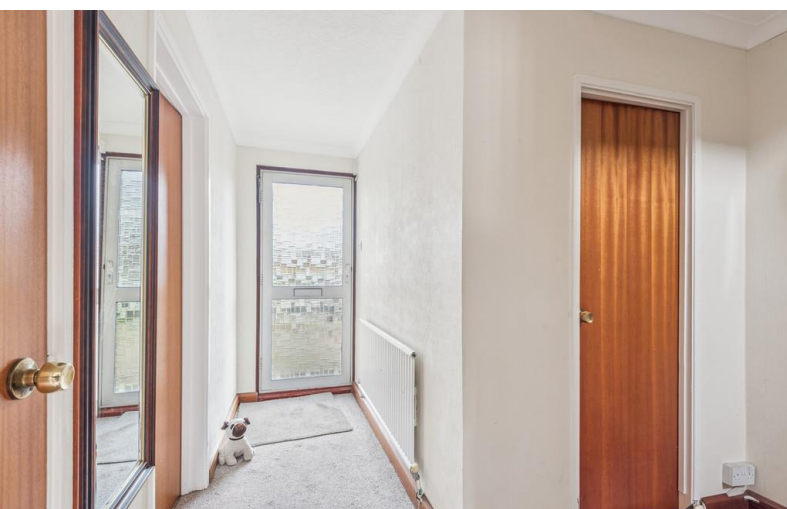


**FOR SALE**



**Maple Grove, Welwyn Garden City**

**Three Bedrooms, One Bathroom, Terraced House**

**GUIDE PRICE £455,000**

**MARTIN&CO**





## Maple Grove, Welwyn Garden City

### Three Bedrooms, One Bathroom

### Guide Price £455,000

- **CHAIN FREE!**
- Driveway (space for 1 car)
- Large south facing rear garden
- Great potential to extend to the rear
- Close to local schools and amenities
- A short distance from Town Centre and Train Station



#### SUMMARY

This CHAIN FREE three-bedroom, one bathroom, family home is located in Maple Grove, an attractive, quiet, and convenient location in Welwyn Garden City. The property features a spacious lounge/dining area, kitchen, potential for a downstairs WC/cloakroom, and plenty of storage space. Upstairs there are three good size bedrooms and a family bathroom, together with a large loft-space. Externally, there is parking to the front, and a large south-facing rear garden. Within close proximity you will find a broad range of local shops and restaurants, as well as a selection of highly rated primary schools and secondary schools. Additionally, WGC Town Centre is located only a short distance away from the property and features many amenities and high street shops, including John Lewis, Waitrose and Sainsburys, to name but a few. There are also great transport links to the A1(M), and regular train services providing access to London, Kings Cross, within 30 minutes. The Town also offers a variety of sports clubs, gyms, a cinema, the Campus West theatre, and a library, as well as an impressive variety of restaurants, pubs, cafes and bars. This property has a lot of potential and viewing is HIGHLY recommended!!

#### ENTRANCE HALL

Part-glazed front door leading to the entrance hall featuring carpet, radiator, cloakroom cupboard, cupboard housing utility meters, additional room which could easily be converted into a downstairs WC or utility room, ceiling light.





**LOUNGE/DINING ROOM 23' 8" x 11' 11" (7.21m x 3.64m)**

Carpet, radiator, gas fire, aluminium double-glazed window to front aspect, wall lights, coving, ceiling lights, partition doors leading to conservatory.

Serving hatch opening onto lounge/dining area, aluminium double-glazed window to rear aspect, aluminium double-glazed obscured door to garden, smoke alarm, ceiling light.

**CONSERVATORY 8' 10" x 8' 6" (2.69m x 2.60m)**

Tiled floor, wall lights, ceiling light. Double-glazed door leading out onto garden.

**HALL & LANDING**

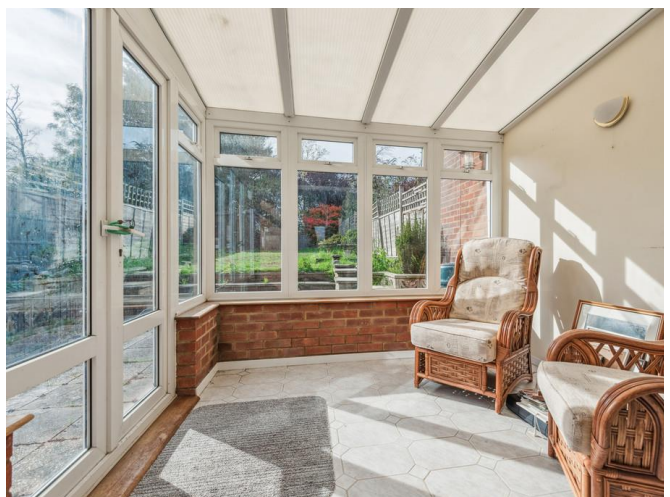
Carpet, radiator, airing cupboard with hot water tank and storage space, aluminium double-glazed window to rear aspect, large part-boarded loft with light and ladder, ceiling light.

**KITCHEN 8' 10" x 8' 4" (2.69m x 2.54m)**

Laminate floor, radiator, a range of neutral base and wall kitchen cupboards with laminate worktops, stainless steel sink with mixer tap, integrated gas BOSCH oven and hob with filter-hood, part-tiled walls, space for washing machine, useful cupboard for housing white goods.

**BEDROOM ONE 12' 0" x 11' 6" (3.65 x 3.51m)**

Carpet, radiator, ample built-in wardrobe/cupboard space, aluminium double-glazed window to front aspect, ceiling light.





## BEDROOM TWO 12' 6" x 10' 8" (3.80m x 3.26m)

Carpet, radiator, built-in wardrobe/cupboard space, aluminium double-glazed window to front aspect, ceiling light.

**BEDROOM THREE 11' 6" x 6' 6"**  
(3.51m x 1.99m) Carpet, radiator, aluminium double-glazed window to rear aspect, ceiling light.

## FAMILY BATHROOM

Laminate floor, white bathroom suite comprising low-level flush WC, pedestal sink with silver mixer tap, walk-in double shower cubicle with power shower, bathroom cabinet, part-tiled walls, aluminium double-glazed obscured window to rear aspect, heated towel rail, ceiling/heater light.

## OUTSIDE SPACE

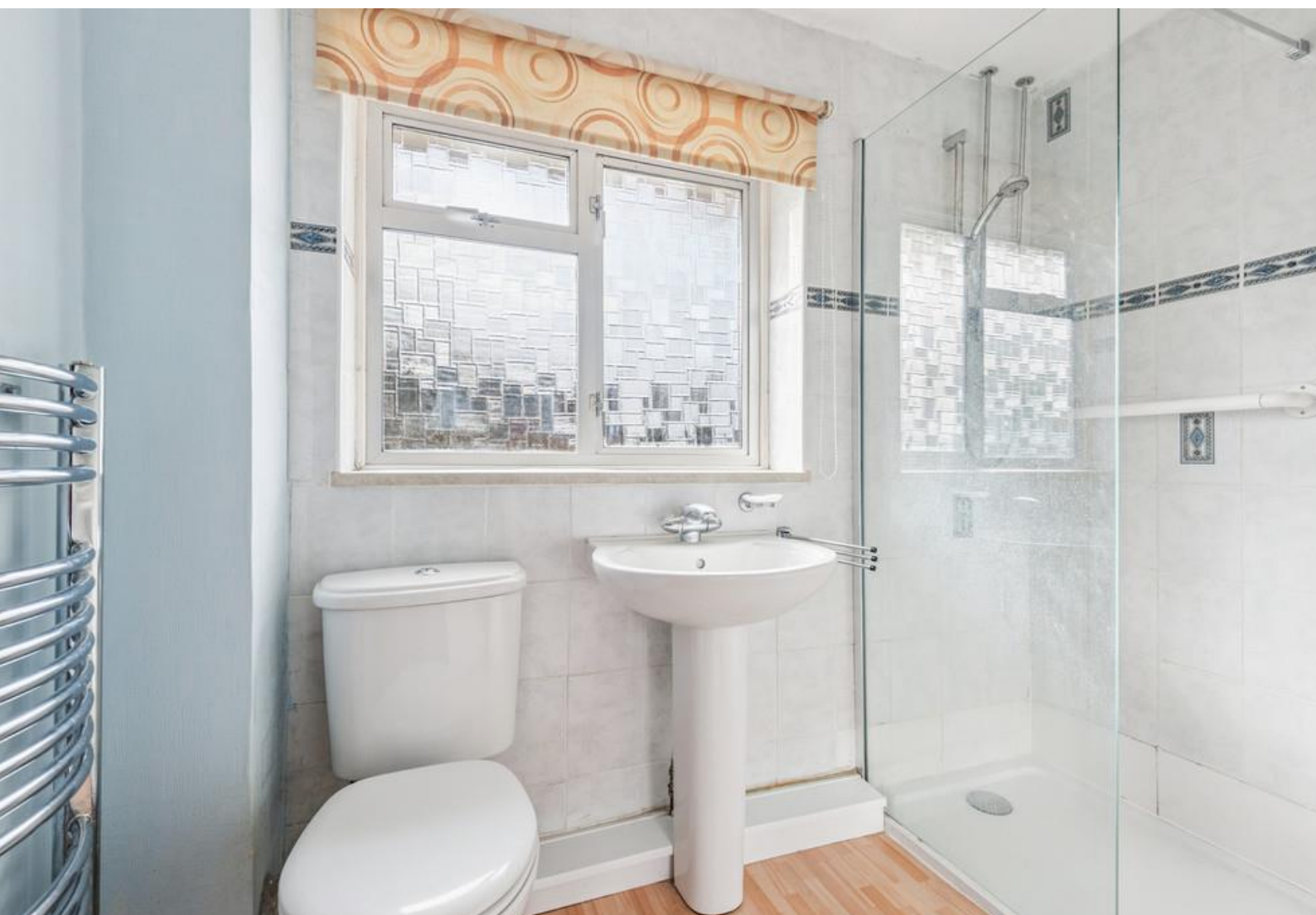
To the front of the property is a block paved driveway, shingle bed, and raised flower beds, and outside light. To the rear is a large, south-facing garden, lower-level patio area with feature wall, raised lawn and flower beds, large shed, outside tap, porch canopy and handy side access. If you're looking for a home with options for expansion, this property offers incredible potential for a rear extension. Currently, the property's spacious back garden serves as a perfect canvas. Whether you're thinking of a larger kitchen, an extended living area, or additional bedrooms and bathrooms, there is an opportunity to do just that.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM







Approximate Gross Internal Area  
 Ground Floor = 51.3 sq m / 552 sq ft  
 First Floor = 46.5 sq m / 500 sq ft  
 Total = 97.8 sq m / 1,052 sq ft

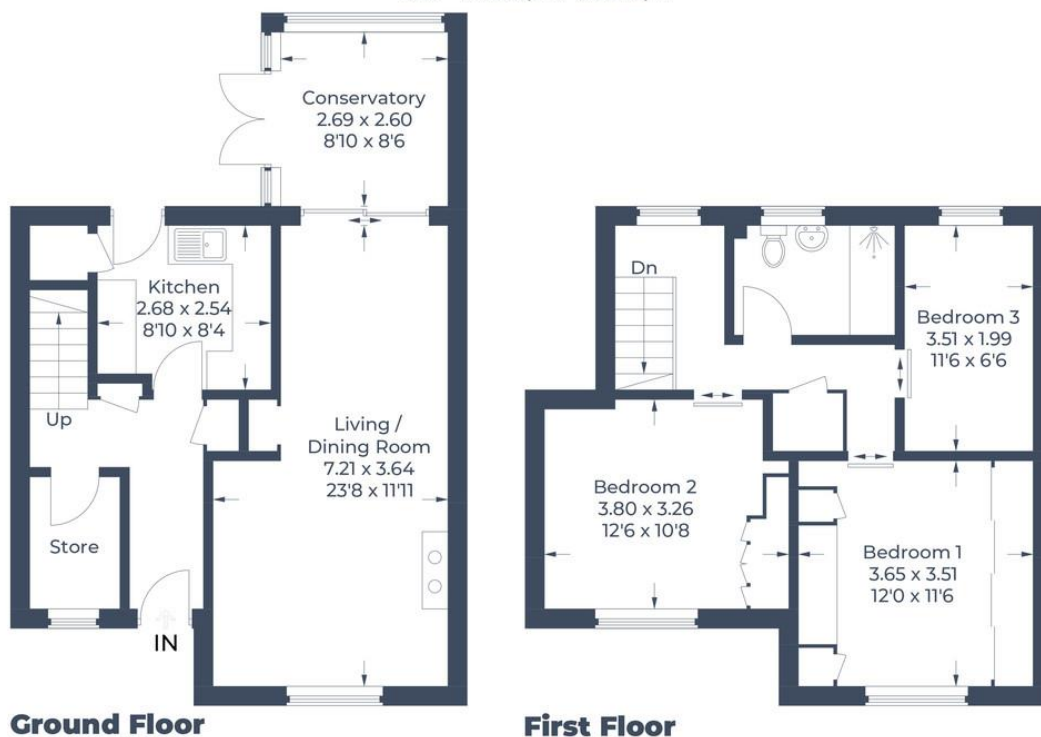


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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