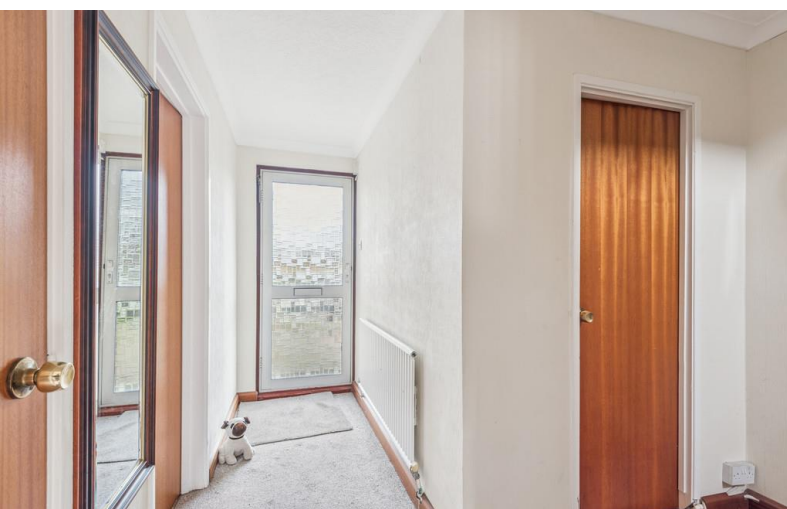


FOR SALE



Maple Grove, Welwyn Garden City

Three Bedrooms, One Bathroom, Terraced House

OFFERS IN EXCESS OF £400,000

MARTIN&CO



Maple Grove, Welwyn Garden City

Three Bedrooms, One Bathroom

OIEO £400,000

- 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

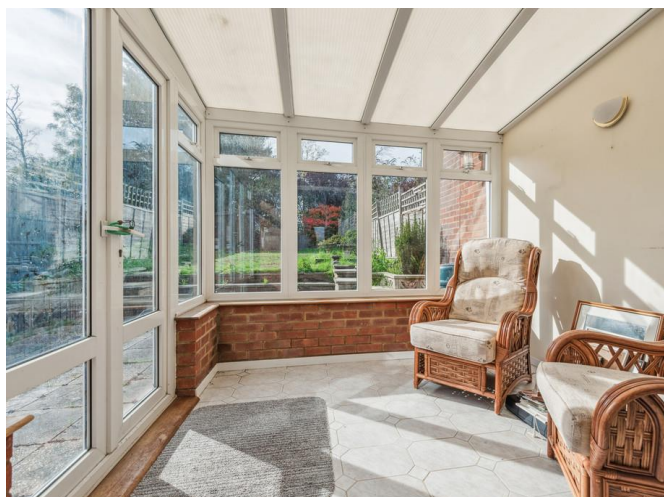
Carpet, radiator, airing cupboard with hot water tank and storage space, aluminium double-glazed window to rear aspect, large part-boarded loft with light and ladder, ceiling light.

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.

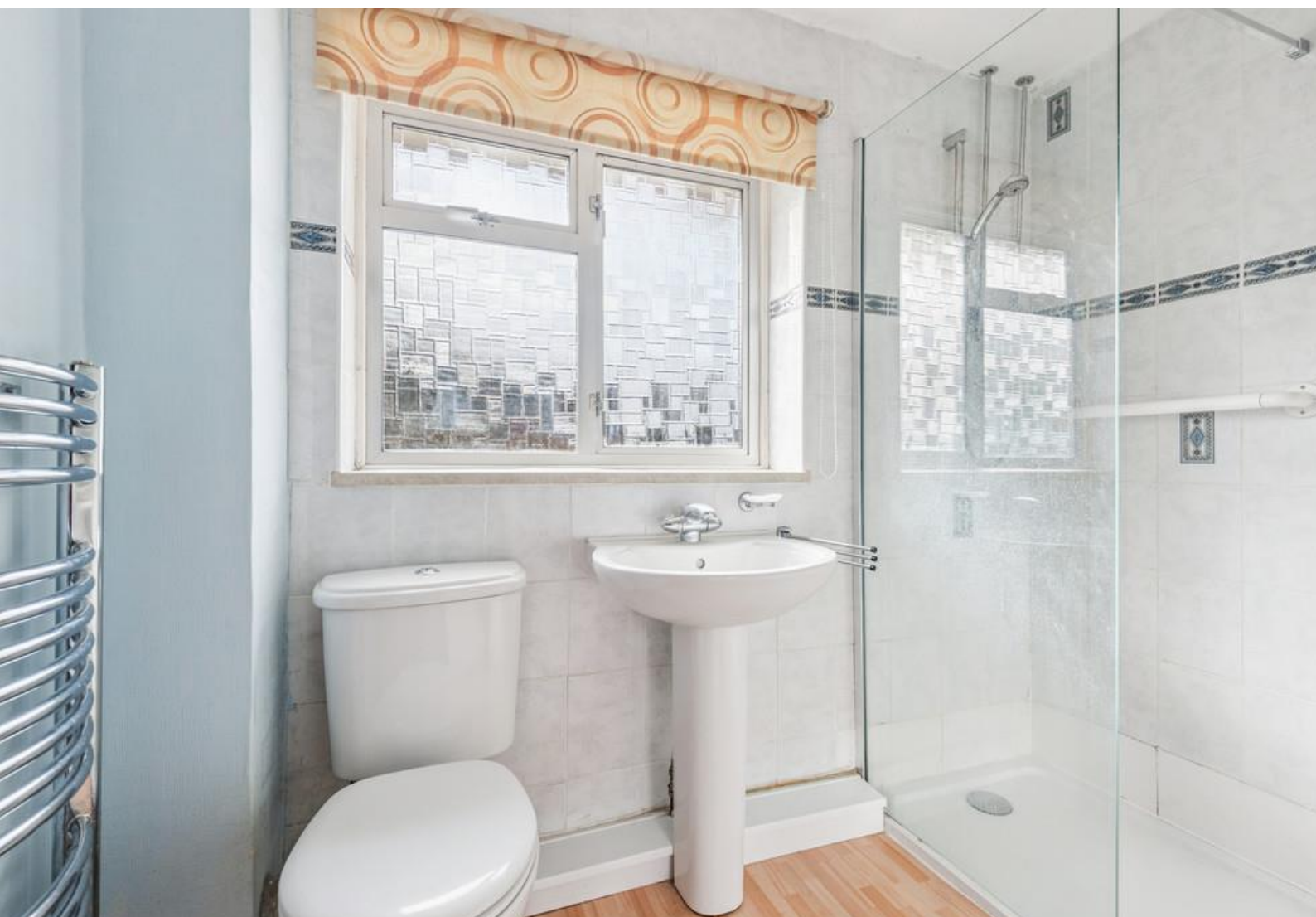
OUTSIDE SPACE

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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.