

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 rear aspect, window to front aspect, wall lights, coving, ceiling lights, smoke alarm, ceiling light. partition doors leading to conservatory.

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.

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

Tiled floor, wall lights, ceiling light. Double-glazed door

leading out onto garden.

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.

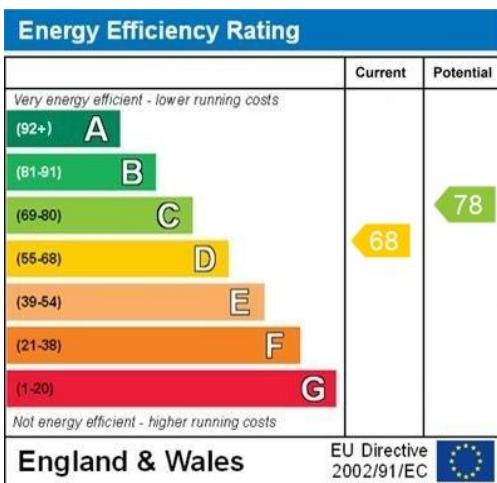
FAMILY BATHROOM

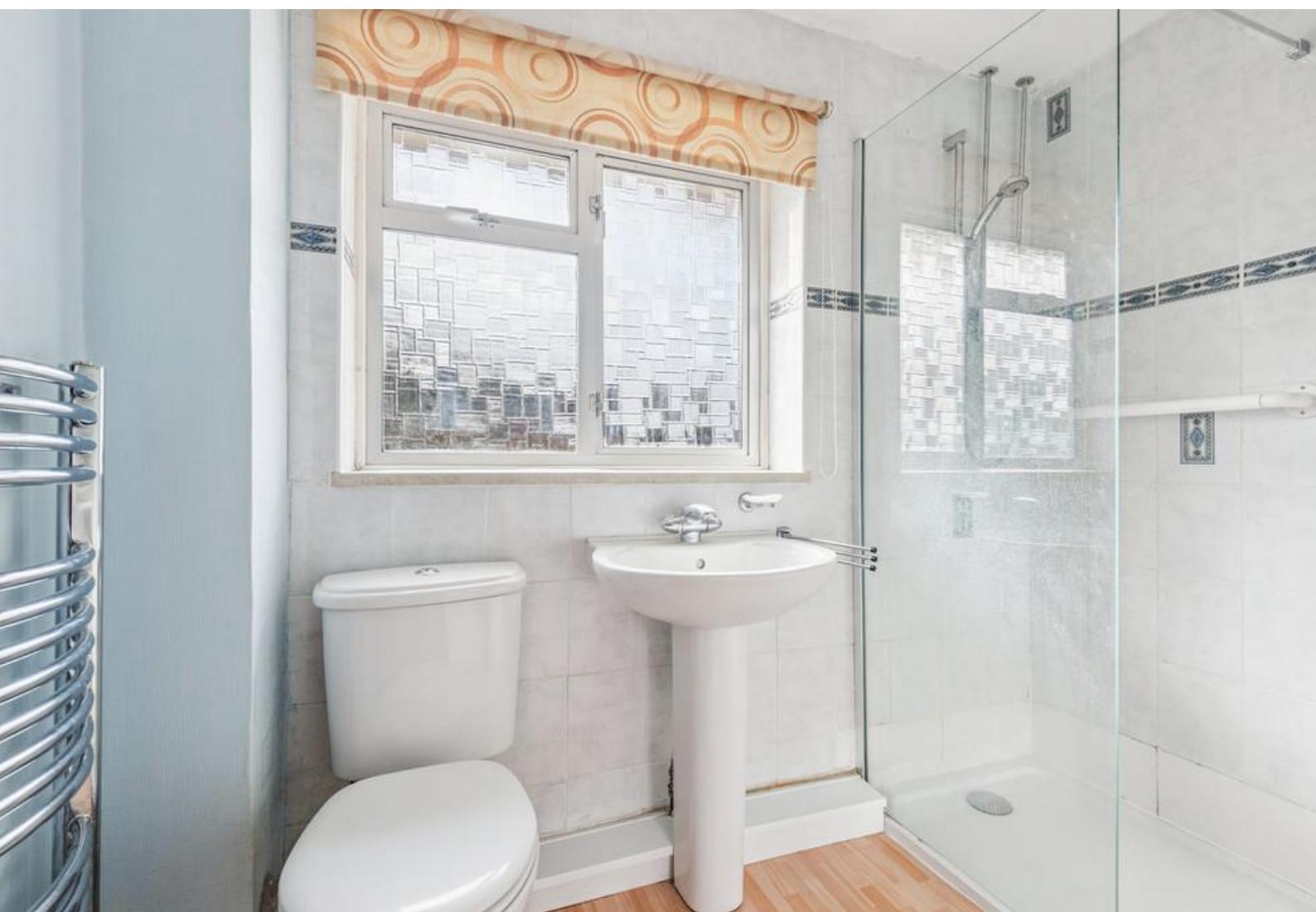
Laminate floor, white bathroom suite comprising low-level flush WC, pedestal sink with silver mixer tap, walk-in double shower cubicle with power shower, bathroom cabinet, part-tiled walls, aluminium double-glazed obscured window to rear aspect, heated towel rail, ceiling/heater light.



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.





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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