



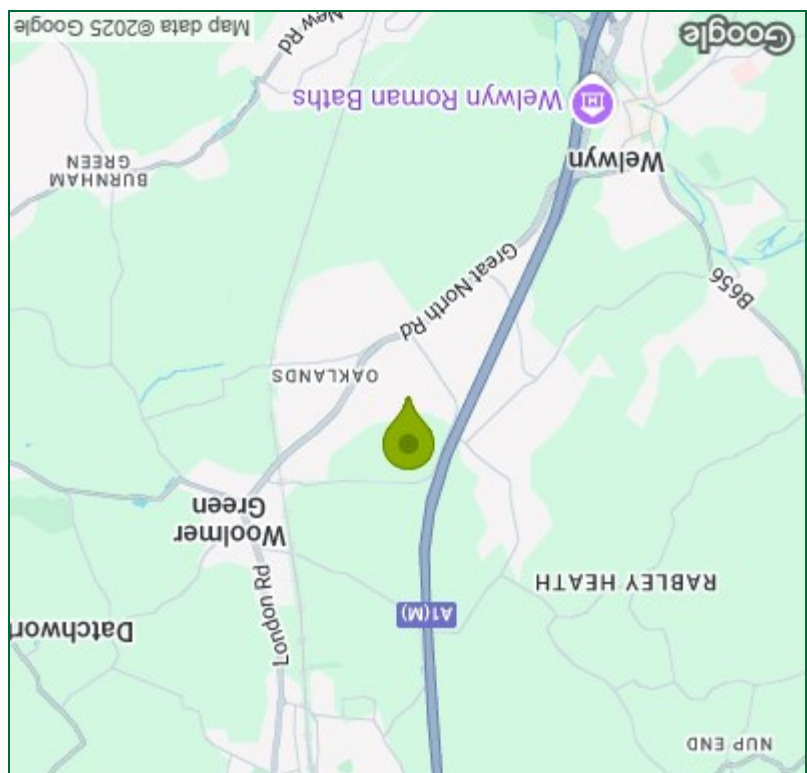
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Viewing

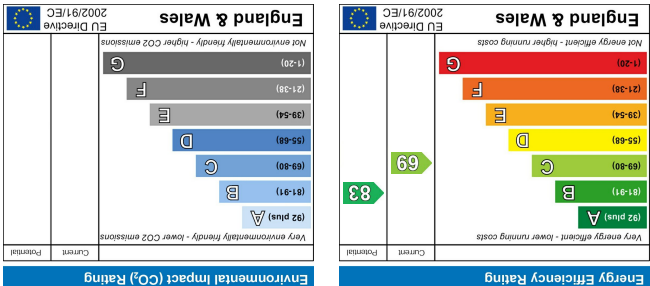
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Canonsfield,
Welwyn | Herts | AL6 0QD
£600,000



Entrance Hall
Entrance hall, stairs to first floor.

Living Room
14'11" x 10'9"
Window to front, radiator, open fire with tiled surround.

Dining Room
12'11" x 10'6"
Window to front, radiator.

Kitchen
16'1" x 12'11"
Recently fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, integrated eye level oven, integrated hob with stainless steel extractor hood over, integrated fridge/freezer, integrated washing machine, radiator, window to rear, inset spotlights.

Breakfast Room
11'1" x 10'5"
Unfinished, French doors to garden, Velux window to rear.

Utility Room
10'9" x 5'8"
Window to rear, wall mounted gas boiler, radiator.

Cloakroom
White suite comprising of low level w.c, wash hand basin, window to side.



Landing
Radiator, window to side, fitted cupboard.

Bedroom One
15'1" x 10'9"
Windows to front and rear, radiator.

Bedroom Two
15'1" x 10'0"
Window to front and rear, radiator.

Bedroom Three
9'3" x 7'10"
Window to front, radiator.

Bedroom Four
7'10" x 6'4"
Window to rear. Unfinished room.

Bathroom
Unfinished. Window to rear.

Front Garden
Driveway leading to garage and providing off road parking, rest laid mainly to lawn with a variety of mature trees and shrubs, gated access to rear.

Garage
Brick built with pitched roof, double opening doors to front.

Rear Garden
A good sized fully enclosed garden laid mainly to lawn, large paved patio area, variety of mature trees and shrubs, gated access to front.

Agents Note
Freehold
Council Tax band F.

