



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

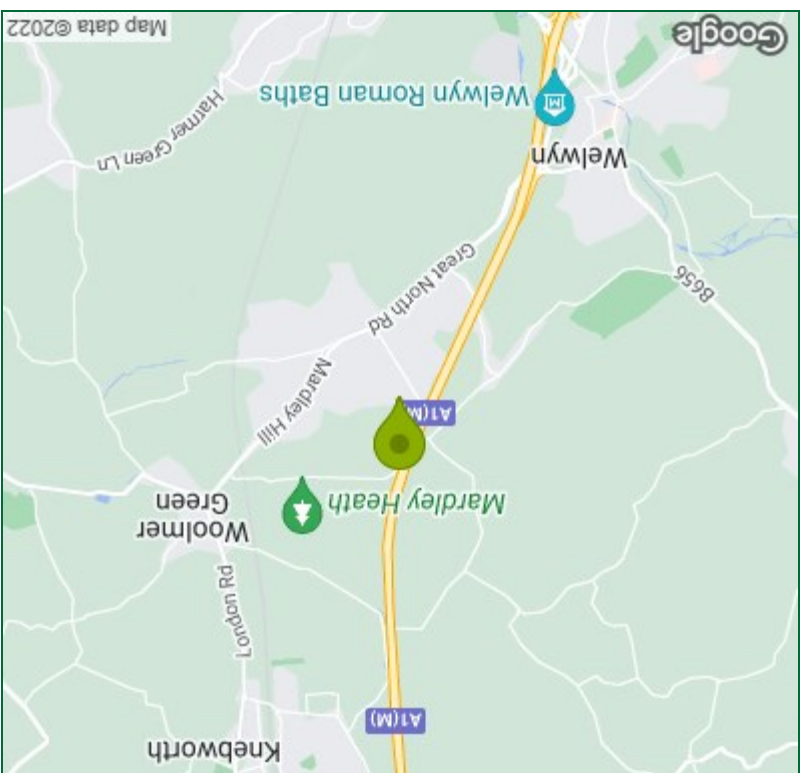
If you wish to arrange a viewing appointment for this property or require further information.

Please contact our Shefford Office on 01462 814087

Viewing

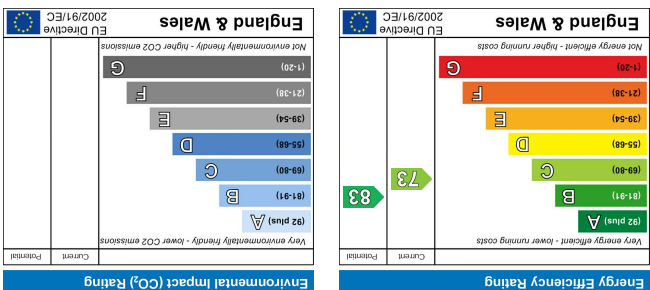


Floor Plan



Area Map

Energy Efficiency Graph



Pine Crest,
Welwyn 1 Hertfordshire
£975,000



Entrance Hall

Entrance door, stairs leading to first floor, radiator, Karndean flooring, window to front.

Family Room

13'8" x 12'9"

Window to front, radiator, double doors to:-

Living Room

20'6" x 13'10"

Dual aspect room with window to side and French doors to rear, two radiators, gas fire with wooden surround and marble hearth.

Study

9'10" x 7'10"

Window to front, radiator, fuse board.

Kitchen/ Diner

KITCHEN AREA

9'3" x 7'8"

Fitted kitchen with a range of base and eye level units with roll top work surfaces, inset stainless steel sink unit with mixer tap, tiled splashback, integrated appliances include eye level double oven, dishwasher, fridge/freezer, gas hob with extractor hood over, radiator, Karndean flooring, window to rear, archway to:-

DINING AREA

15'3" x 10'0"

Fitted base and larder unit matching kitchen area, sliding patio doors to garden, radiator, door to utility room, Karndean flooring archway to:-



Utility

8'5" x 5'10"

Fitted with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, tiled splashback, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, Karndean flooring, door to side,

Cloakroom

White suite comprising low level w.c, wash hand basin in vanity unit with tiled splashback, heated towel rail, tiled floor, window to side.

Landing

Galleried style landing with window to front, radiator, cupboard housing hot water tank, access to loft space.

Bedroom One

14'11" x 13'5"

Window to rear, radiator, range fitted wardrobes with mirror door fronts, door to:-

En-suite bathroom

White suite comprising of enclosed bath with mixer tap, wall mounted shower, glass shower screen, low level w.c, pedestal wash hand basin, heated towel rail, part tiled walls, tiled floor, inset spotlights, window to side.

Bedroom Two

12'11" x 10'5"

Large range of mirror fronted wardrobes, window to front, radiator.

Bedroom Three

14'0" x 9'4"

Window to rear, radiator.

Bedroom Four

10'9" x 10'0"

Window to rear, radiator.

Bedroom Five

10'0" x 9'4"

Window to front, radiator.

Bathroom

White suite comprising of enclosed bath with mixer tap, wall mounted shower over, wall mounted wash hand basin, low level w.c, part tiled walls, tiled floor, heated towel rail, inset spotlights window to side.

Front Garden

Tarmac driveway leading to double garage and providing off road parking, rest laid mainly to lawn with path leading to front door,

Double Garage

17'1" x 17'1"

With electric up and over doors, power and light, personal door to rear garden.

Rear Garden

A south facing, fully enclosed, rear garden with paved patio area, laid mainly to lawn with well stocked flower bed borders, play area to rear of garden laid to astro turf, paved area to side with garden shed, additional garden to side of property leading to double garage with gated access to front.

