



Haldens, Welwyn Garden City, AL7 1DQ

Maisonette - Lower | 2 Bedrooms

£340,000 Leasehold

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## Entrance Hall

Double glazed door to front. Mahogany-toned herringbone parquet flooring, radiator, storage cupboard and doors to all rooms.

## Lounge/Dining Room

23'7" x 11'0"

Dual aspect traditionally styled open-plan living and dining area featuring a classic mahogany-toned herringbone parquet floor. Feature fire place with electric fire and double radiator, Double glazed window to front and double glazed French doors to rear.

## Kitchen

10'4" x 8'2"

Fitted kitchen comprising of a range of wall and base units with work surfaces over. Single drainer sink with mixer tap. Space for electric cooker with extractor filter above. Plumbing for washing machine and dishwasher and space for fridge freezer. Double glazed window to rear, pantry cupboard and part tiled walls.

## Bedroom One

12'2" x 10'0"

Herringbone parquet flooring. Built in Wardrobes, radiator and double glazed window to rear.

## Bedroom Two

12'4" x 9'2"

Understairs storage cupboard, double glazed window to front.

## Bathroom

White bathroom suite comprising of a panel enclose bath with mixer tapes, pedestal wash hand basin, low level WC, party tiled walls, heated towel rail and double glazed frosted window to rear

## Rear Garden

This charming and well-maintained rear garden offers a perfect blend of functional outdoor living and mature greenery.

The space is thoughtfully tiered, beginning with a generous flagstone patio area ideal for alfresco dining and entertaining. Stone steps lead up to a level lawn, bordered by established high hedging that provides an excellent degree of privacy.

A central pathway of stepping stones guides you through the lawn to a timber garden shed. The garden is further enhanced by a variety of mature shrubs and decorative potted plants, creating a lush, tranquil atmosphere throughout the seasons. The perimeter is fully enclosed by timber fencing, ensuring a secure environment for families and pets.

## Front Garden

This charming front garden offers excellent curb appeal, featuring a neatly paved pathway bordered by a vibrant mix of mature shrubs and decorative rockery. The space is thoughtfully landscaped with a variety of evergreens and seasonal plants, providing both privacy and a welcoming entrance. A small, well-maintained lawn and a sheltered seating area complete this attractive and low-maintenance outdoor space.

## Tenure

Leasehold

Approx 183 years remaining

Charges: £22.91 per month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

