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26 Princes Avenue, Welwyn Garden City, AL7 4DT

£625,000

**** UNDER OFFER **STUNNING FOUR BEDROOM FAMILY HOME RARELY AVAILABLE TO THE MARKET.**

Situated in a desirable location the current owners have extended the property to create an **EXTREMELY SPACIOUS OPEN PLAN KITCHEN/ LOUNGE/DINER** along with further separate reception room and utility room.

There are four good size bedrooms with **EN-SUITE TO MAIN BEDROOM** and family bathroom.

Via the **PANORAMIC FOLDING DOORS** is the **SOUTH WEST FACING** fully enclosed rear garden and comes with stylish pergola and artificial lawn. **GARAGE AND DRIVEWAY PARKING PLUS TWO PARKING PERMITS.**

Good and outstanding Ofsted rated schools are close by as is QEII Hospital and local transport taking you to Hatfield Train Station and Welwyn Garden Town Centre.

PLEASE CALL LANES NOW TO BOOK YOUR VIEWING.



FRONT

Attractive frontage with driveway parking and entrance to garage. Well maintained plants to front and path to front door.

HALLWAY

Welcoming hallway with ceramic floor tile wood effect flooring, radiator, carpeted stairs to first floor landing and doors to downstairs cloakroom, reception room and open plan lounge/kitchen/diner.

RECEPTION ROOM

17'0 x 8'9 (5.18m x 2.67m)

Spacious reception room with carpeted flooring, and double glazed windows to front with fitted shutters.

CLOAKROOM

Comprising of WC, hand basin, radiator, tiled floors and frosted double glazed windows to front.

OPEN PLAN KITCHEN/LOUNGE/DINER

Stunning space with newly installed kitchen, ceramic floor tile wood effect flooring running through the room and panoramic folding doors leading on to the South West facing garden.

KITCHEN AREA

16'4 x 13'6 (4.98m x 4.11m)

Fitted only a year ago the kitchen benefits from a range of stylish units and quartz work top surface including island with storage below. Stainless steel sink with mixer taps and splash back tiles, wall integrated double oven, five ring gas hob with filter hood over and integrated dishwasher. Storage cupboard, radiator, door to utility and open entrance to lounge/diner.

LOUNGE/DINER

23'7 x 9'0 (7.19m x 2.74m)

Spacious light bright area with panoramic folding doors to garden. Two radiators and velux windows.

UTILITY ROOM

10'1 x 7'9 (3.07m x 2.36m)

Good size utility room with base and eye level units, work top surface, plumbing for washing machine, sink with drainer and mixer taps and splash back tiles. Storage cupboard and door to garage.

LANDING

Large landing with carpeted flooring, radiator and airing cupboard. Access to loft which is partly boarded, fully insulated and fitted with solar panels.

BEDROOM ONE

16'5 x 9'7 (5.00m x 2.92m)

Spacious main bedroom with carpeted flooring, two radiators, fitted wardrobes, double glazed windows to front and door to en-suite.

EN-SUITE

Modern en-suite with walk in shower cubicle with shower attached, hand basin and low level WC. Tiled floors and walls, chrome towel radiator and extractor fan.

BEDROOM TWO

10'6 x 9'5 (3.20m x 2.87m)

Second double bedroom with carpeted flooring, fitted wardrobes, radiator and double glazed windows to front.

BEDROOM THREE

13'1 x 8'6 (3.99m x 2.59m)

Further double bedroom with carpeted flooring, radiator and double glazed windows to rear.

BEDROOM FOUR

10'7 x 8'0 (3.23m x 2.44m)

Excellent size single bedroom with carpeted flooring, radiator and double glazed windows to rear.

BATHROOM

Comprising of panelled bath with shower attached, hand basin and WC. Tiled floors, part tiled walls, chrome towel radiator, shaver point and frosted double glazed windows to rear.

GARDEN

South west facing, low maintenance fully enclosed garden with feature pergola. Part patio, part artificial lawn and slate stone laid to sides and rear. Water tap, lighting and side access to front.

GARAGE

Lighting and currently used as a gym.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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