



## Welwyn Way UB4 8DX

One of North Hayes most desirable locations walking distance to Hayes Park & Grange Park Schools for this spacious and well presented, 3 bedroom & extended 'A' type 'Nash' built semi detached family house.

The property has generous sized rooms with an enclosed double glazed porch, entrance hall, lounge with separate dining room, fitted kitchen, downstairs shower/toilet & utility room, 3 large bedrooms & a modern bathroom + shower, outside has a pretty rear garden, detached garage with shared drive + forecourt parking for 2 cars. NO UPPER CHAIN!

## Accommodation

'A' Type 'Nash' Built  
Extended Semi

3 Large Bedrooms

2 Reception Rooms

Fitted Kitchen

Downstairs Shower/Toilet &  
Utility Room

Modern Bathroom

Garage + Forecourt  
Parking

Pretty Garden



## Ground Floor

**Enclosed Porch** - Double glazed with door to:-

**Entrance Hall** - Carpeted stairs to landing, radiator, laminate wood flooring through to:-

**Dining Room** - 18' 1" x 9' 11" (5.53m x 3.03m) Double glazed windows to side, understairs storage cupboard, radiator.

**Reverse View** -

**Lounge** - 12' 3" x 12' 1" (3.74m x 3.7m) Feature ornamental fireplace with electric fire inset, laminate wood flooring, double glazed windows to front, radiator.

**Kitchen** - 10' 5" x 8' 10" (3.2m x 2.7m) Range of fitted wall, base & drawer units, fitted 'Neff' oven & grill, separate ceramic hob & extractor hood, fitted dishwasher, sink unit with mixer tap, double glazed sliding patio doors to garden.

**Downstairs Shower/Toilet & Utility Room** - Walk-in tiled shower, hand wash basin, low level wc, space for washing machine & tumble dryer, wall mounted boiler, double glazed windows to rear, radiator, laminate wood flooring.

**1st Floor/Landing** - Access to loft with ladder, double glazed window to side, fitted carpets through to all bedrooms.

**Bedroom 1** - 12' 1" x 10' 11" (3.7m x 3.34m) Fitted wardrobes and cupboards to either side of double bed space. double glazed windows to front, radiator.

**Bedroom 2** - 10' 11" x 10' 2" (3.34m x 3.1m) Double glazed windows to rear, radiator.

**Bedroom 3** - Double glazed windows to front, radiator.

**Bathroom** - 8' 10" x 6' 10" (2.7m x 2.1m) Modern suite comprising panelled bath + plumbed shower unit & screen, tiled walls, hand wash basin, low level wc, double glazed windows to rear, heated towel rail, tiled flooring.

**Outside** - Pretty rear garden with a paved patio to well tended lawn, variety of shrubs & flowers, greenhouse, 2 sheds, side access gate, detached garage with a shared drive + forecourt parking for 2 cars.



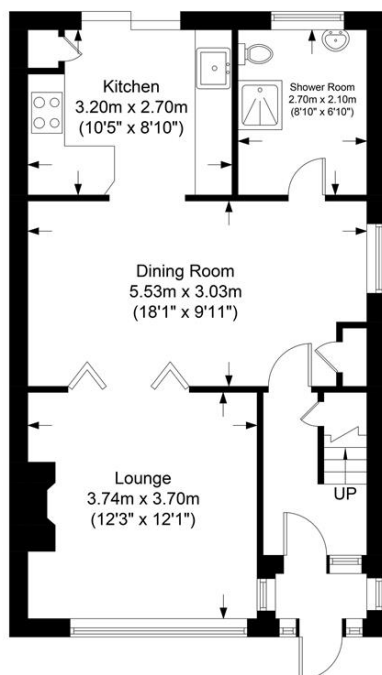


**Garage -**

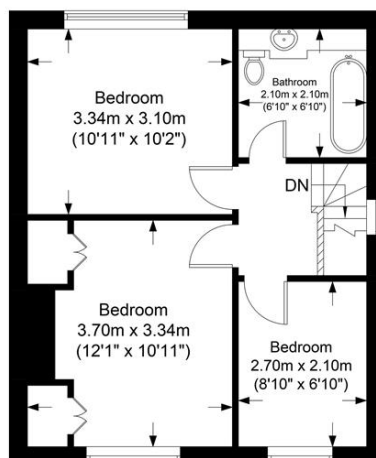
**Rear Garden (end) -**



Approximate Gross Internal Floor Area : 91.02 sq m / 979.73 sq ft  
Garden Measurement - (16.50m x 12.33m = 54'1" x 40'5")



Ground Floor



First Floor

Illustration purposes only. All measurements are approximate.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		