



44 Eddington Crescent, Welwyn Garden City, AL7 4SQ  
Guide price £375,000



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CHAIN FREE SHOW HOME STANDRD THREE BEDROOM END TERRACE HOME ON MODERN DEVELOPMENT CLOSE TO SCHOOLS, THE TOWN AND MAINLINE STATION

Chain free end terrace home situated on a modern development within easy reach of the town centre, mainline railway station, schooling, amenities, Gosling Sports Park and Stanborough Lakes. Once the original show home, the property has been restored to high standards comprising entrance hall, cloakroom, good sized modern fitted kitchen, living room with patio doors to opening onto the garden, master bedroom with balcony and en suite shower room, two further bedrooms and family bathroom. Outside is a shingled garden with deck and allocated parking to the rear.

### THE AREA

This property is situated within close proximity of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Local primary and secondary schooling is just a short distance from the property. Stanborough Lakes, Gosling Sports Park, The Campus West, theatres, cinema and library are also situated between 1 and 2 miles of the property.

### FRONT DOOR OPEN TO:

#### ENTRANCE HALL

Alarm panel. Staircase to the first floor. Access to:

#### CLOAKROOM

Low level wc and pedestal wash hand basin. Window to the front.

#### KITCHEN 11'7" x 8'7" (3.53m x 2.62m)

Good sized and modern kitchen fitted with a range of wall and base units with worktops over and

attractive tiled splash backs. 11/ bowl sink and drainer. Electric oven and gas hob with stainless steel extractor over. Appliances include fridge/freezer, dishwasher and washing machine. Tiled flooring. Window to the front.

#### LIVING ROOM 15'7" x 13'5" (4.75m x 4.09m)

Under stairs storage cupboard. Window to the rear, patio doors opening onto the rear garden.

### FIRST FLOOR

#### LANDING

Access to:

#### BEDROOM ONE 12'2" x 9'10" (3.71m x 3.00m)

Over stairs storage cupboard. Patio doors to the front opening onto Juliet balcony. Open to:

#### EN SUITE SHOWER ROOM

Comprising low level wc, pedestal wash hand basin and shower cubicle. Tiled walls. Window to the front.

#### BEDROOM TWO 9'5" x 9'2" (2.87m x 2.79m)

Window to the rear.

#### BEDROOM THREE 9'6" x 6' (2.90m x 1.83m)

Window to the rear.

### BATHROOM

Comprising low level wc, pedestal wash hand basin and enclosed panel bath with shower attachment. Tiled walls. Window to the side.

### OUTSIDE

#### FRONT

Footpath to the front door with storm porch.

#### REAR GARDEN

Low maintenance rear garden mainly shingled with decked seating area. Timber shed. Rear side access leading to allocated parking.

### FURTHER INFORMATION

Council tax band: D

### VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

### MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.

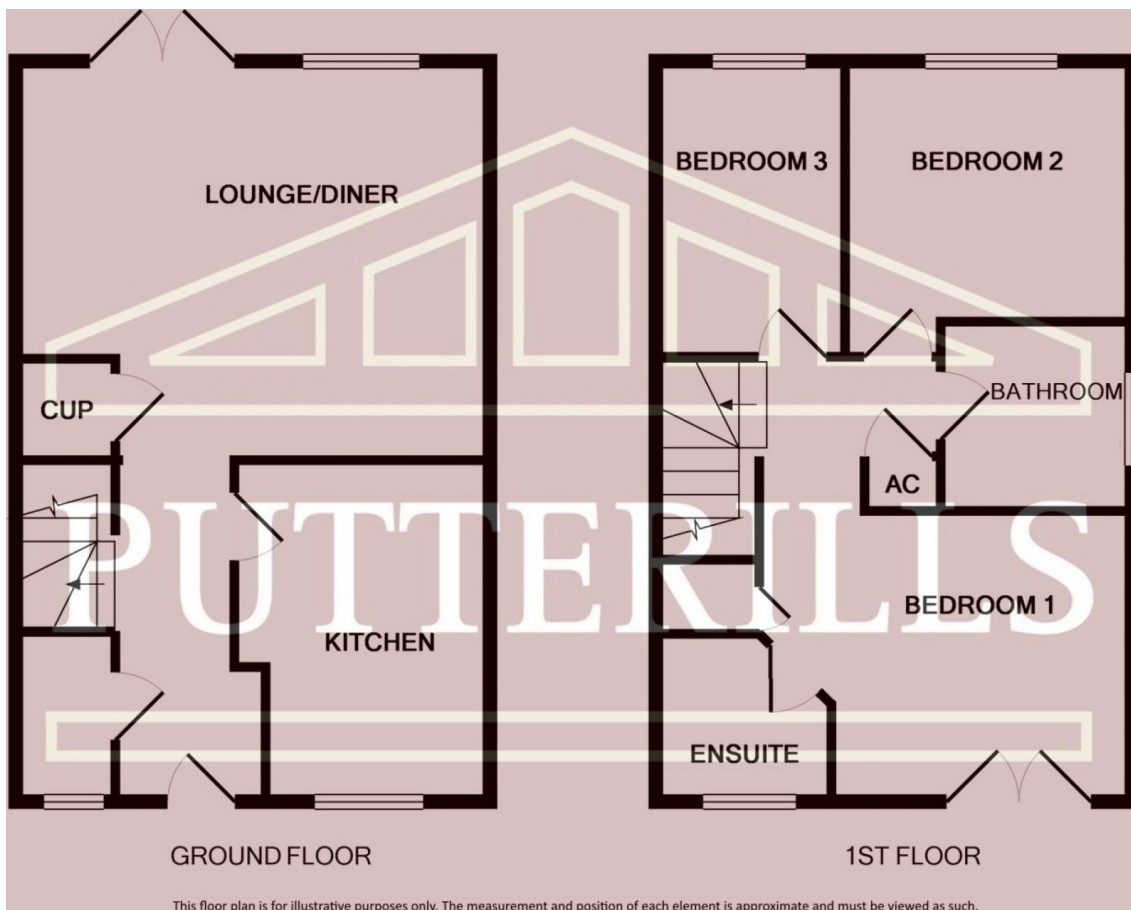












## Energy Performance Certificate



44, Eddington Crescent, WELWYN GARDEN CITY, AL7 4SQ

Dwelling type: End-terrace house Reference number: 8633-7829-5529-8409-0906  
 Date of assessment: 01 November 2017 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 01 November 2017 Total floor area: 72 m<sup>2</sup>

### Use this document to:

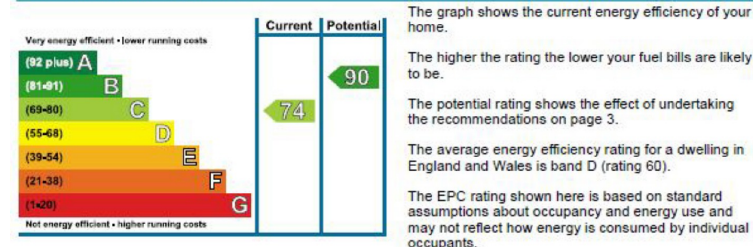
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,602</b>
<b>Over 3 years you could save</b>	<b>£ 276</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 162 over 3 years	
Heating	£ 924 over 3 years	£ 954 over 3 years	
Hot Water	£ 354 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 1,602</b>	<b>£ 1,326</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£50	£ 141	
2 Solar water heating	£4,000 - £6,000	£ 135	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 864	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**IMPORTANT NOTICE:** These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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