

**FOR SALE**



**Flexley Wood, Welwyn Garden City**

**Three Bedroom, One Bathroom, End of Terrace House**

**Asking Price Of £450,000**







SUMMARY

## Three Bedroom End of Terrace House Flexley Wood, WGC

- Three-bedroom freehold End of Terrace House with parking
- Popular and convenient location close to Shops, schools and transport links
- Large rear garden
- Potential to extend; subject to planning permission
- Nearby access to the A1(M) and WGC & Welwyn North Train Stations

This three-bedroom semi-detached house is located in the popular Haldens area within a short drive of the Town Centre, Train Station, and Shire Pack. Minutes from open countryside, good schools, and a variety of local amenities, the property has great potential as a family home. The house which requires some modernization, features living-room, kitchen, utility room, cloakroom, conservatory, three bedrooms and family bathroom. There is a large rear garden and parking to front of property. There is also the potential to extend to the rear STPP. WGC features a range of shopping and dining facilities, and the Train Station provides rail services to London Kings Cross and Moorgate.

**ENTRANCE PORCH 5' 6" x 3' 5" (1.70m x 1.05m)**

Entrance porch with PVC front door. leading to;

**ENTRANCE HALL 7' 4" x 9' 11" (2.25m x 3.03m)**

Entrance porch with PVC front door. leading to;

**DOWNSTAIRS CLOAKROOM 2' 8" x 5' 11" (0.82m x 1.82m)**

Part-tiled walls, low level flush WC, and pedestal sink. Double-glazed window, ceiling light.

**LOUNGE/DINING ROOM 22' 11" x 10' 9" (7.00m x 3.30m)**

Carpet, radiator, coving, brick fireplace with gas fire, double-glazed windows, ceiling light.





**KITCHEN 15' 2" x 7' 6" (4.62m x 2.30m)**

Vinyl floor, range of base and wall kitchen units, with laminate work surfaces, sink with stainless steel mixer tap, part-tiled walls, space for white goods, double-glazed windows to rear, ceiling lights.

**CONSERVATORY 12' 5" x 8' 6" (3.80m x 2.60m)**

White UPVC and glass conservatory.

**BEDROOM ONE 11' 5" x 10' 9" (3.48m x 3.29m)**

Carpet, radiator, range of white fitted shortage cupboards, double-glazed window, coving, ceiling light.

**BEDROOM TWO 12' 8" x 7' 8" (3.86m x 2.34m)**

Laminate floor, radiator, storage cupboards, double-glazed window, coving, ceiling light.

**BEDROOM THREE 7' 11" x 9' 5" (2.42m x 2.88m)**

Carpet, radiator, storage cupboard, double-glazed window, coving, ceiling light.

**UTILITY/STOREROOM 6' 9" x 14' 8" (2.06m x 4.48m)**

Laminate room, radiator, double-glazed door, ceiling light.





**FAMILY BATHROOM 8' 0" x 6' 5" (2.45m x 1.96m)**

1 Vinyl floor, white bathroom suite comprising corner bath with stainless steel mixer tap and shower attachment, pedestal sink with stainless steel taps, low-level WC. Part-tiled walls, double-glazed windows, ceiling light.

**OUTSIDE SPACE**

Large rear garden laid to lawn, with mature bushes and shrubs, large block-paved area. Potential to extend STPP. The front garden is laid to lawn with parking for one vehicle and side access to rear garden.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

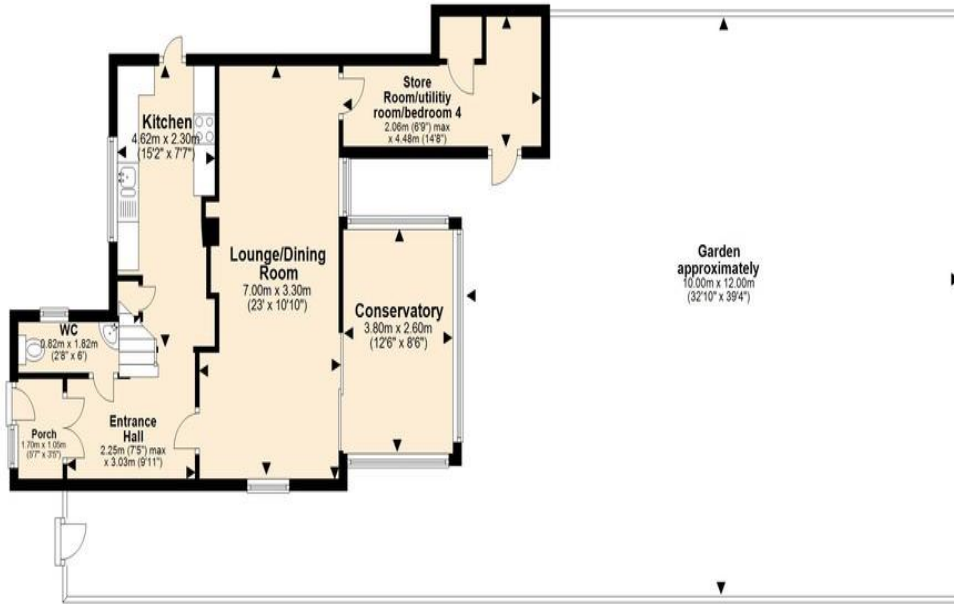






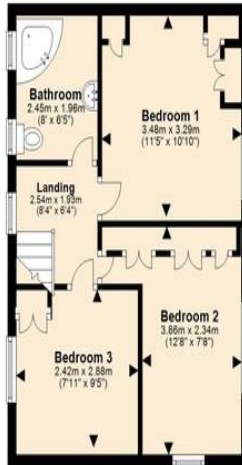
### Ground Floor

Approx. 60.9 sq. metres (655.1 sq. feet)



### First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 100.5 sq. metres (1081.9 sq. feet)

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## Martin & Co Welwyn

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.