

FOR SALE



Three-Bedroom Semi-Detached House
Poppyfields, Welwyn Garden City

OFFERS IN THE REGION OF £435,000


MARTIN&CO



Poppyfields, Welwyn Garden City

Three Bedrooms, One Bathroom

Semi-Detached House

OFFERS IN THE REGION OF £435,000

- Three Bedroom Semi-Detached House
- Large Dual Aspect Lounge
- Garage with additional space to front
- Good-size Bedrooms
- Situated in a quiet and peaceful location
- Walking distance of both local amenities and schooling

SUMMARY

This well-presented three bedroom semi-detached house with garage is situated in Poppyfields, a quiet and peaceful cul-de-sac located in the popular Panshanger area of Welwyn Garden City. The property features a dual aspect lounge, kitchen, three good-size bedrooms, bathroom, and a delightful low maintenance garden to the rear which is not overlooked. In close proximity to the property are scenic countryside walks, local shopping amenities and services, Morrison's Supermarket, and good local schooling. The property is a short drive from Welwyn Garden City Town Centre, which features an abundance of restaurants, cafes, and independent retailers, together with a Sainsburys, Waitrose and John Lewis. The Train Station features fast services to Kings Cross within 30 minutes, and additional services to Moorgate, Cambridge and Peterborough. There are also good transport links to the A1(M) and A414.



ENTRANCE PORCH

UPVC front door leading to entrance hall porch comprising carpet, hanging space, ceiling light.

DUAL ASPECT LOUNGE

Carpet, double-glazed windows to front aspect, double-glazed patio doors leading out to garden, Aquair warm air heating system, two light fittings.

KITCHEN

Tiled floor, a range of white modern shaker style tongue and groove base and wall units, laminate work surfaces, white sink with matching mixer tap, integrated electric BOSCH oven with gas hob and filter-hood over, space for fridge-freezer, full-size dishwasher, and washing machine, part-tiled walls, double-glazed window with fitted blind to rear aspect, LED ceiling lights.

STAIRS & LANDING

Carpet, airing cupboard housing boiler and storage space, loft, smoke alarm, ceiling light.

MASTER BEDROOM

Carpet, double-glazed window to front aspect with fitted blind, fitted bedroom furniture, ceiling light.

BEDROOM TWO

Carpet, double-glazed window to front aspect with fitted blind, fitted bedroom furniture, ceiling light.

BEDROOM THREE

Carpet, double-glazed window to rear aspect with fitted blind, ceiling light.

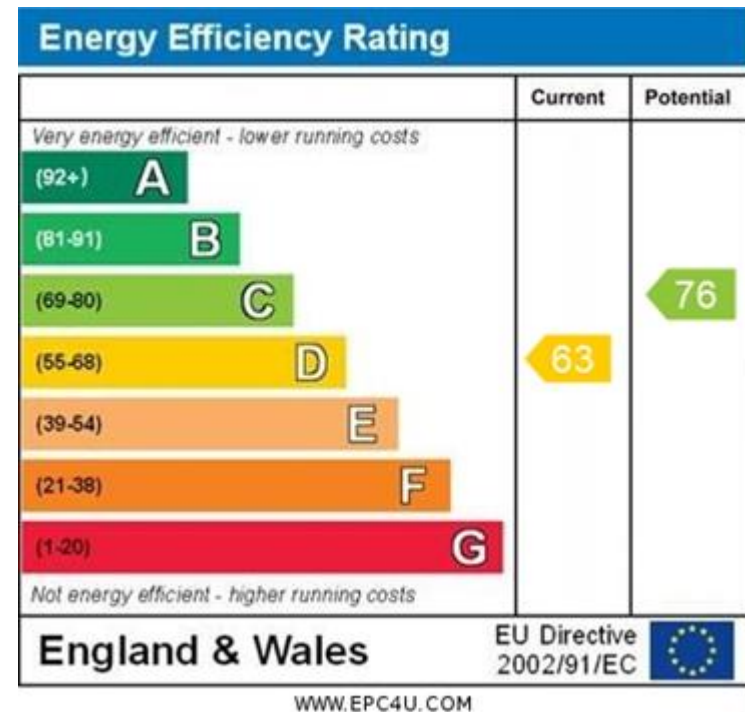


BATHROOM

Laminate floor, modern white bathroom suite comprising walk-in double shower cubicle with shower attachment, wall-mounted sink with stainless steel mixer tap, low-level flush WC, part-tiled walls, double-glazed obscured window to rear aspect with fitted blind, chrome heated towel rail, extractor fan, inset LED ceiling lights.

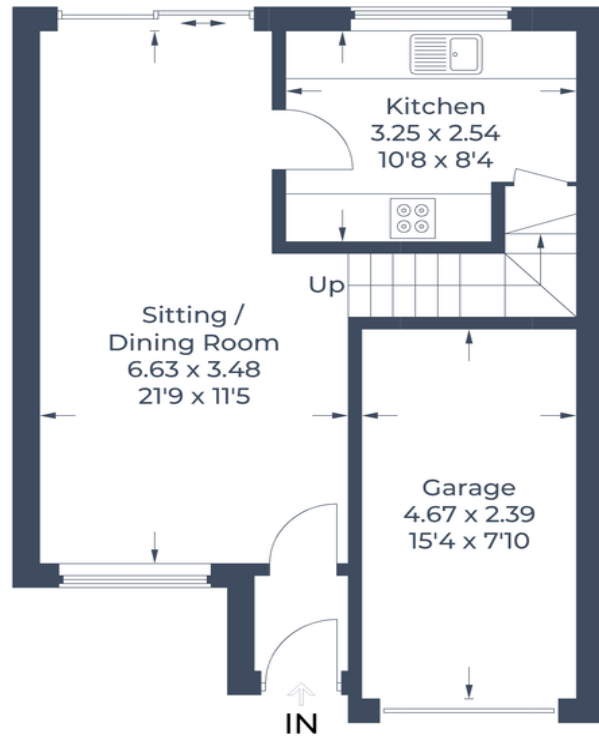
EXTERNAL SPACE

Externally, the front of the property is laid to lawn with a pathway leading to front and side access gate, outside porch light, and garage with additional parking space to the front. To the rear, is a good-size garden laid to lawn and not overlooked. The garden has handy side access, patio, shed, and easy maintenance borders featuring established flowers and shrubs. There is additional on-street parking for any visitors.

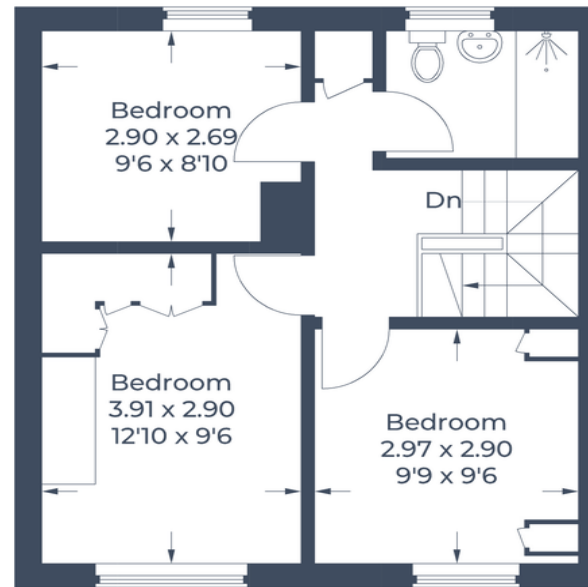




Approximate Gross Internal Area
 Ground Floor = 34.2 sq m / 368 sq ft
 First Floor = 40.2 sq m / 433 sq ft
 Garage = 11.2 sq m / 120 sq ft
 Total = 85.6 sq m / 921 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Martin & Co

Martin & Co Welwyn

16 Howardsgate • Welwyn Garden City • AL8 6BQ
 T: 01707 334576 • E: welwyn@martinco.com

01707 334576

<http://welwyn.martinco.com>



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.