

FOR SALE



School Lane, Welwyn, Herts

Three Bedrooms, One Bathroom, Semi-Detached House

OFFERS IN EXCESS OF £410,000



Three Bedroom Semi-Detached House, School Lane, Welwyn

OFFERS IN EXCESS OF: £410,000

- **CHAIN FREE!**
- **Three Bedroom Semi-Detached House**
- **Village Location**
- **Large garden**
- **Scenic views to front & rear of property**
- **Located nearby to local schools, parks**
- **and amenities**
- **Close to good transport links**



SUMMARY

This three bedroom semi-detached property is located in the sought after area of Welwyn Village, within close proximity of a number of independent shops, restaurants, cafes, dental practice and doctors' surgery. There are transport links nearby, including the A1(M), and Welwyn North mainline train station is approximately two miles away with access to London Kings Cross within 25 minutes. Internally, the property features an entrance hall, dual aspect lounge, dining room, kitchen and storage space. Upstairs there are three well-proportioned bedrooms, a small study/office and a family bathroom. Externally, there is a large low maintenance garden. There are pleasant rural views to the front and rear of property. **Viewing is highly recommended!**

ENTRANCE HALL

UPVC door opening onto carpeted entrance hall featuring double-glazed obscured windows to front aspect, cloakroom cupboard with utility meters, ceiling light, and internal glass windows and door opening onto lounge.

LOUNGE/DINER

Carpet, radiator, double-glazed window to side aspect and sliding doors leading to rear garden, brick feature fireplace with gas fire and tiled hearth, ceiling light.

DINING ROOM

Carpet, radiator, double-glazed window to front aspect, dado rail, extractor fan, ceiling light, open tread staircase leading to upstairs.



KITCHEN

Vinyl floor, radiator, part-tiled walls, a range of beech wall and base units with laminate work surfaces, stainless steel sink and mixer tap, integrated oven with gas hob, space for fridge-freezer and washing machine, double-glazed window to rear aspect, storage cupboard, ceiling light, UPVC door leading to rear garden.

STAIRS & LANDING

Carpeted stairs and landing, cupboard housing Boiler, loft hatch, smoke alarm, ceiling light.

BEDROOM ONE (DOUBLE)

Carpet, radiator, double-glazed window to front aspect with scenic views, two built-in wardrobes/cupboards, ceiling light.

BEDROOM TWO (DOUBLE)

Carpet, radiator, double-glazed window to rear aspect with scenic views, two built-in wardrobes/cupboards, ceiling light.

BEDROOM THREE (SMALL DOUBLE)

Carpet, radiator, double-glazed window to front aspect with scenic views, large cupboard space, ceiling light.

STUDY/OFFICE

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

BATHROOM

Laminate floor, radiator, part-tiled walls, panel enclosed bath with electric shower, WC, sink with silver mixer tap housed in large vanity unit with laminate surface, double-glazed obscure window to rear aspect, LED ceiling lights.



EXTERNAL SPACE

Large secluded garden with mature shrubs and trees, two outside storage cupboards, large patio seating area with security light and canopy and feature brick wall, side gated access.

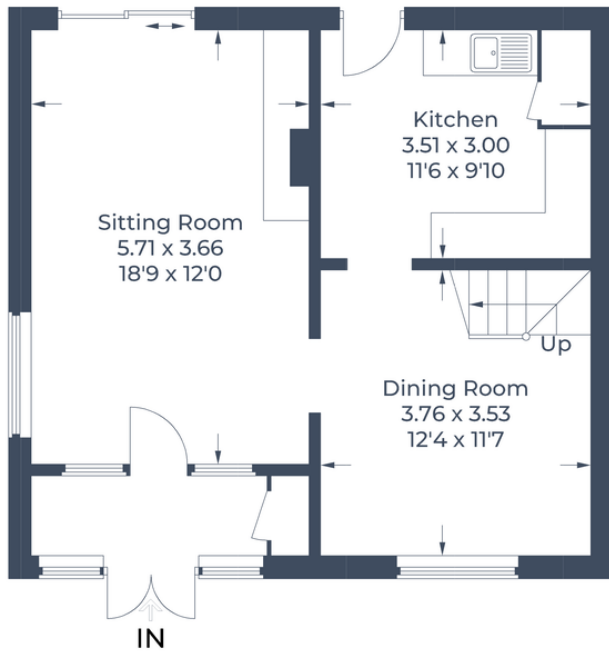


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

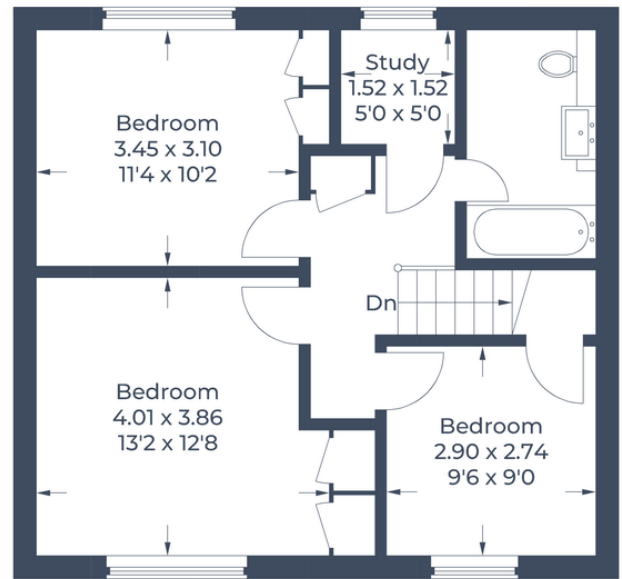
www.epc4u.com



Approximate Gross Internal Area
 Ground Floor = 51.3 sq m / 552 sq ft
 First Floor = 50.7 sq m / 546 sq ft
 Total = 102.0 sq m / 1,098 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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