



Thistle Grove, Welwyn Garden City

CHANDLERS

# 268 Thistle Grove

Welwyn Garden City, AL7 4AL  
Offers In Excess Of £390,000



3 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band C

\*\*\*\* No Chain \*\*\* A very well presented three bedroom family home with a driveway within this popular residential area to the South of Welwyn Garden City. The property has good access to a range of local facilities as well as access to the Town Centre.

Accommodation comprises entrance porch which opens into the hall and provides access to a utility room and a large 19ft full depth sitting room with patio doors. The fitted kitchen is accessible from both the utility and sitting room. Upstairs are three bedrooms and a family bathroom. To the rear is a generous sized garden with patio area laid to lawn. (EPC C, Welwyn Hatfield Council, Tax Band C)

- Three bedroom family home
  - Driveway to front
  - Chain Free
  - 19ft Sitting room
- Kitchen and Utility room
- Large rear garden with patio
  - Very well presented.





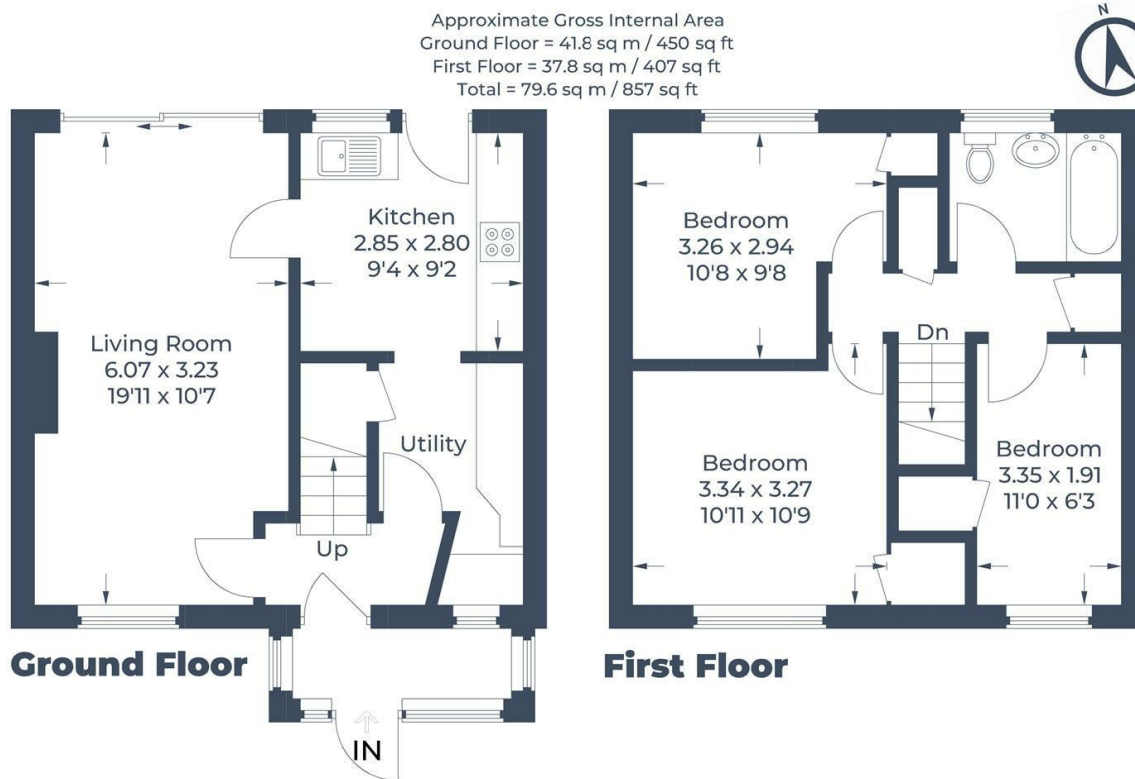


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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## Additional/Material Information

- Local Authority is Welwyn Hatfield
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 88                      |
| (69-80) <b>C</b>                            |         | 73                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |