



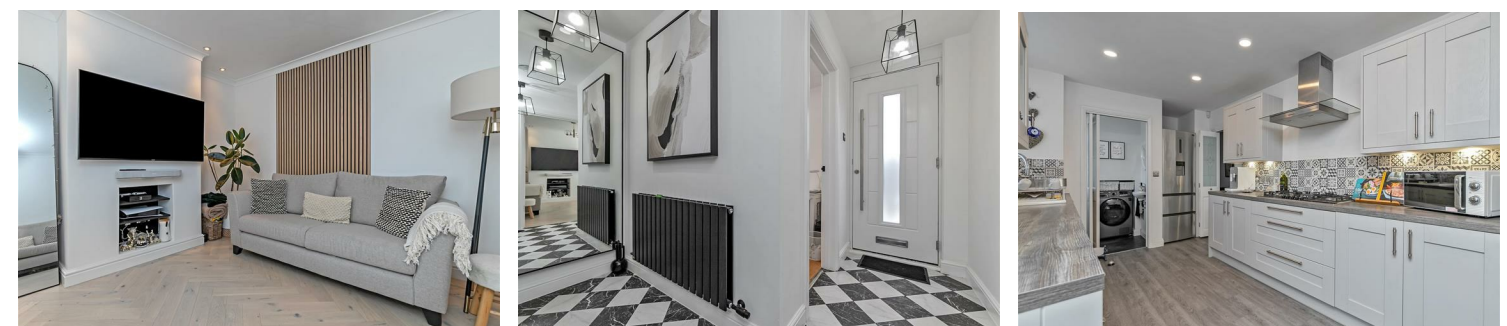
TIMBERCROFT  
WELWYN GARDEN CITY  
AL7 1NP

Guide Price £595,000



## All The Ingredients Needed For A Fabulous Lifestyle

Nestled away in Timbercroft, this delightful end-terrace house offers a perfect blend of modern living and comfort. The property has been thoughtfully modernised by the current owners, showcasing tasteful decor that enhances its appeal. Upon entering, you are greeted by an inviting reception room, providing ample space for relaxation and entertaining. The contemporary kitchen, complete with a cloakroom/utility room, is a highlight of the home, offering both functionality and style for the culinary enthusiast. The property boasts three generously sized double bedrooms, ensuring plenty of room for family or guests. The luxury bathroom is a true sanctuary, featuring a shower and a spa bath, perfect for unwinding after a long day. A further reception room can be accessed via the kitchen. Outside, the spacious garden is a wonderful retreat, complete with a decking area that is ideal for al fresco dining or simply enjoying the fresh air. This home is not just a property; it is a lifestyle choice, offering comfort, elegance, and a sense of community in a desirable location. This end-terrace house in Timbercroft is a rare find and is sure to attract those seeking a modern family home. Don't miss the opportunity to make this exquisite property your own.







## Specialists in Bespoke Properties

- Tastefully Modernised
- Off-Street Parking
- Contemporary Kitchen / Conservatory
- Japanese Soaking Tub
- Three Double Bedrooms
- Cloakroom/Utility Room
- School Catchment Area
- Private Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
		<b>87</b>
	<b>65</b>	
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>1</b>	<b>1</b>
England & Wales EU Directive 2002/91/EC		







# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## *Your Local Property Experts*

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible

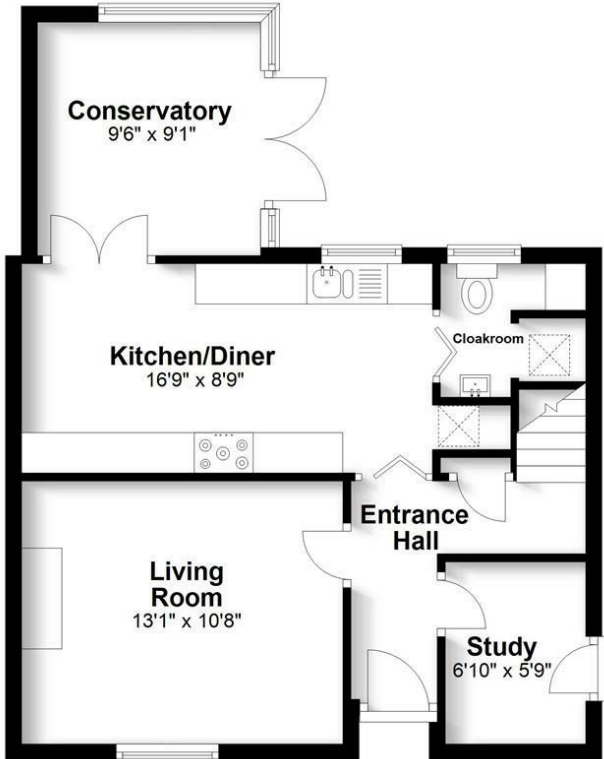


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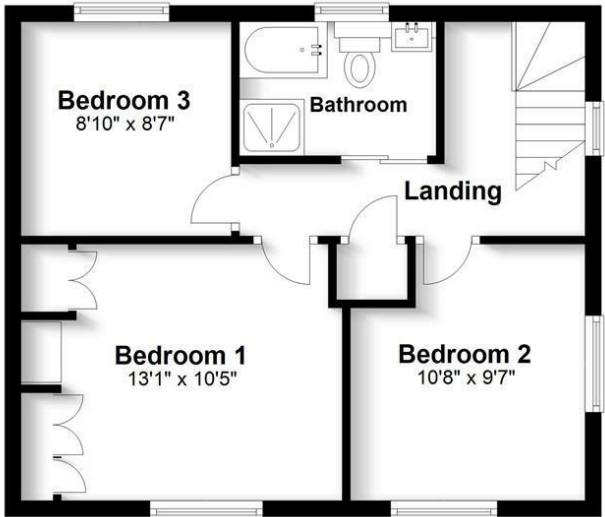
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**Ground Floor**  
Approx. 531.8 sq. feet



**First Floor**  
Approx. 449.5 sq. feet



Total area: approx. 981.3 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



Award Winning Agency

