



PUTTERILLS

— est. 1992 —

Sloansway, Welwyn Garden City, AL7 1NF
Guide Price £485,000

PROPERTY SUMMARY

Situated in the highly sought-after area of Welwyn Garden City, this charming three-bedroom end-of-terrace house on Sloansway presents an ideal prospect for first-time buyers, growing families, or those looking to put their own stamp on a home with considerable scope for enhancement, with the added benefit of being chain-free.

Sloansway features two reception rooms, a kitchen and conservatory with scope for modernisation, three spacious bedrooms with a family bathroom, extensive gardens offering extension potential (STPP), and the added benefit of off-road parking.

The location of this home is truly superb. The property is enviably close to a range of local amenities, including shops, supermarkets, and leisure facilities

3



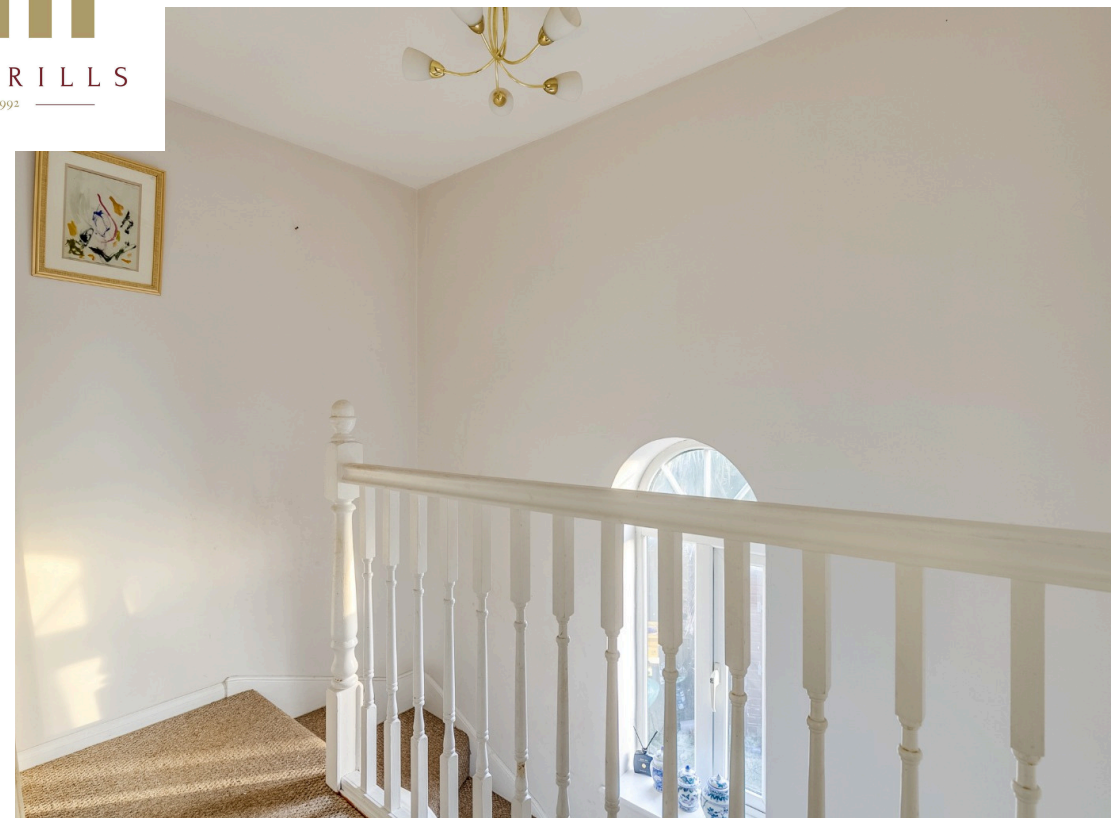
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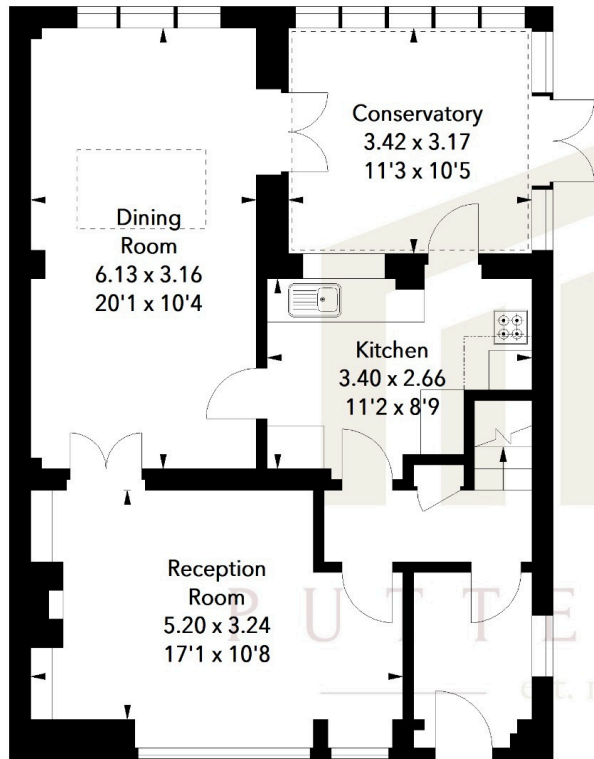




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Ground Floor



Sloansway, AL7

Approximate Area = 112.87 sq m / 1215 sq ft



First Floor

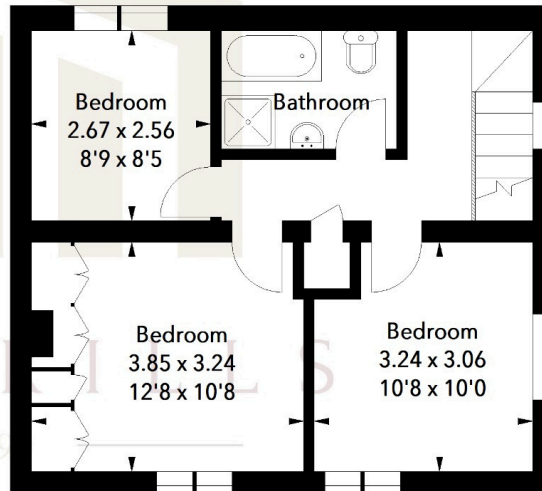


Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
 34 Wigmores North
 Welwyn Garden
 City
 Hertfordshire
 AL8 6PH

CONTACT DETAILS
 01707 393333
 wgc@putterills.co.uk
 www.putterills.co.uk