



Because property is personal with...

Lemsford Village, Welwyn Garden City

BELVOIR!

£725,000



Key Features

- LARGE FIVE BEDROOM FAMILY HOME
- SEMI-DETACHED
- SOUGHT AFTER LEMSFORD VILLAGE LOCATION
- LARGE REAR GARDEN (PART RENTED)
- PLENTY OF POTENTIAL TO EXTEND
- STUNNING RURAL VIEWS TO REAR
- EPC rating TBC





Stunning 5-Bedroom Semi-Detached Home in Lemsford Village

Belvoir Welwyn is delighted to present this exceptional semi-detached 5-bedroom property located in the highly sought-after area of Lemsford Village, within the popular AL8 postcode of Welwyn Garden City. This property offers an abundance of potential and flexible accommodation, perfect for a growing family or those seeking additional space for various lifestyle needs.

Key Features:

Five Spacious Bedrooms: Ample room for a large family, guests, or home offices.

Large Garden: The expansive garden provides a serene and tranquil outdoor space. Part of the garden is rented at £400 per annum, enhancing the sense of openness and greenery.

Flexible Accommodation: The layout offers the versatility to create a ground floor bedroom, ideal for elderly relatives or as a home office.

Prime Location: Nestled in a popular part of Welwyn Garden City, known for its peaceful environment and excellent community amenities.

Backing on Fields: Enjoy the picturesque views and added privacy of having fields at the rear of the property.

Off-Street Parking: Convenient parking for several vehicles.

Great for Commuting: Ideal location for commuters with easy access to transport links and main roads.

This home truly combines the best of countryside charm with modern convenience, offering a unique opportunity to create your perfect living space. Whether you are looking for room to grow or a tranquil retreat, this property provides a wonderful canvas to suit your needs.

For further details or to arrange a viewing, please contact Belvoir Welwyn.

Entrance Hall

Utility Room 3.20m x 1.60m (10'6" x 5'2")

Ground Floor Cloakroom/W.C

Sitting Room 3.00m x 4.29m (9'10" x 14'1")

Study 3.00m x 2.37m (9'10" x 7'10")

Lounge 3.33m x 4.94m (10'11" x 16'2")

Kitchen/Diner 3.20m x 6.07m (10'6" x 19'11")

First Floor Landing

Family Bathroom

Master Bedroom 3.59m x 3.99m (11'10" x 13'1")

Bedroom Two 2.50m x 3.99m (8'2" x 13'1")

Bedroom Three 3.38m x 2.96m (11'1" x 9'8")

Bedroom Four 4.08m x 2.18m (13'5" x 7'2")

Bedroom Five 2.43m x 1.96m (8'0" x 6'5")





Agent's Notes

Belvoir are advised:

Council tax - Welwyn Hatfield Band F

Part of the garden is rented for £400 per annum. For more information please contact the selling agent.

BELVOIR DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

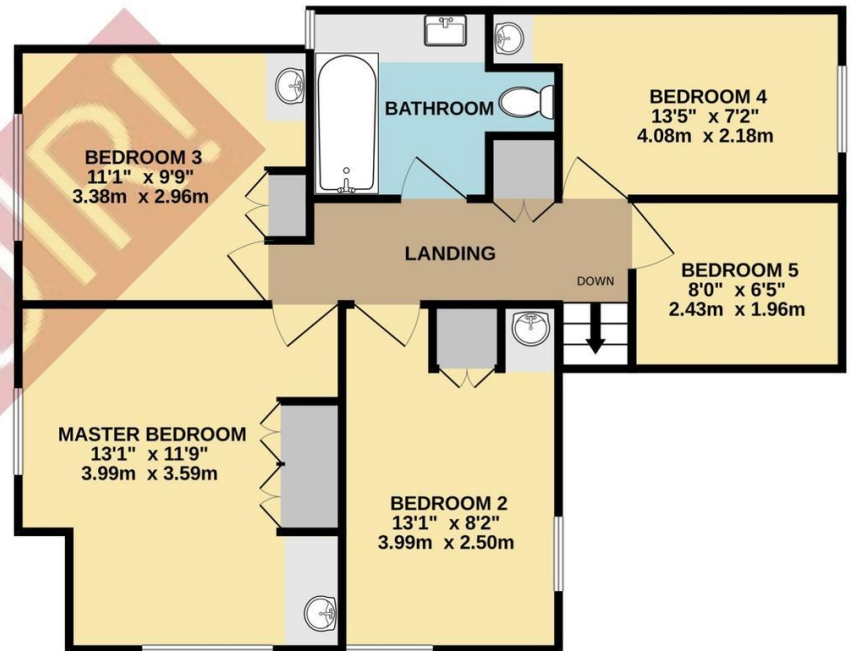
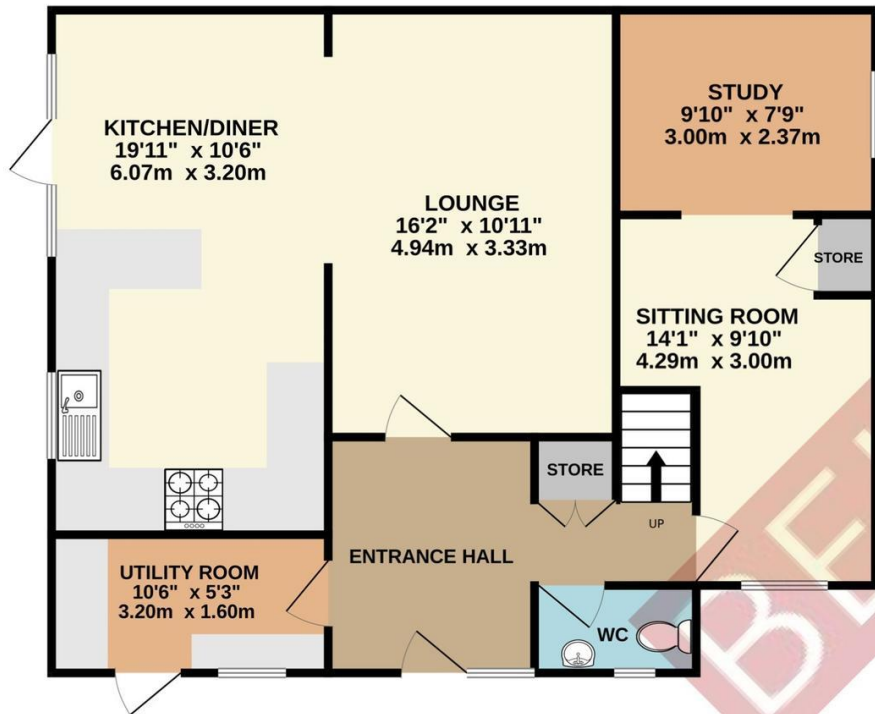






GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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