



**Because property is personal with...**

**Wilkins Grove, Welwyn Garden City**

**BELVOIR!**



**Guide price £425,000**



## Key Features

- CHAIN FREE
- TWO BEDROOM HOME
- WALKING DISTANCE TO MAINLINE STATION
- WITHIN PROXIMITY TO EXCELLENT RATED SCHOOLING
- WALKING DISTANCE TO LOCAL AMENITIES
- ALLOCATED PARKING FOR TWO VEHICLES
- EPC rating C





Belvoir Welwyn is pleased to present this chain-free two-bedroom, unfurnished modern mid-terrace property, ideally situated in a quiet cul-de-sac. The home is just a short walk from Welwyn Garden City town centre and the mainline train station, offering direct links to London King's Cross, St. Pancras International, and Cambridge, making it perfect for commuters.

The accommodation features a bright and welcoming reception area, a fully fitted kitchen with a dining space, two well-proportioned bedrooms, and a bathroom that includes an independent shower cubicle for added convenience. The property further benefits from gas central heating, a beautifully maintained rear garden with an array of plants, and two allocated parking spaces.

Families will appreciate the excellent nearby schools, including Applecroft Primary School, rated Outstanding by Ofsted, and Monk's Walk School, a highly regarded secondary option. With its prime location and chain-free status, this property offers an excellent opportunity for first-time buyers, young families, or investors.

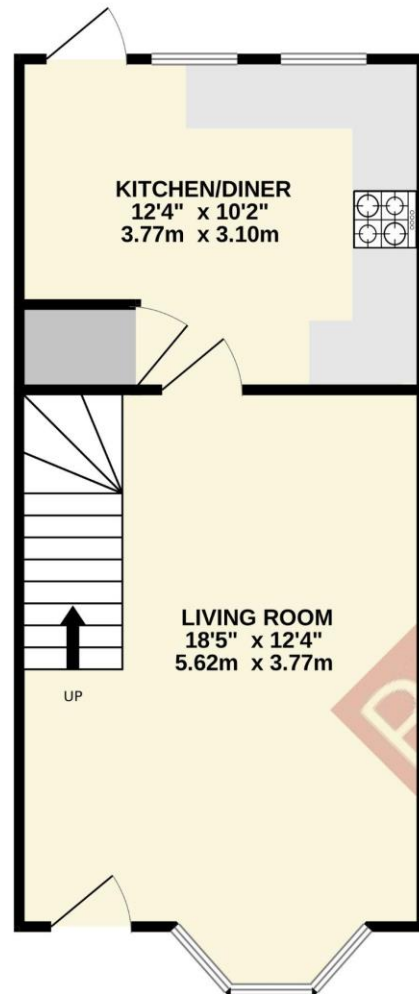
### Agent's Notes

Belvoir are advised;  
Council tax - Welwyn Hatfield band D

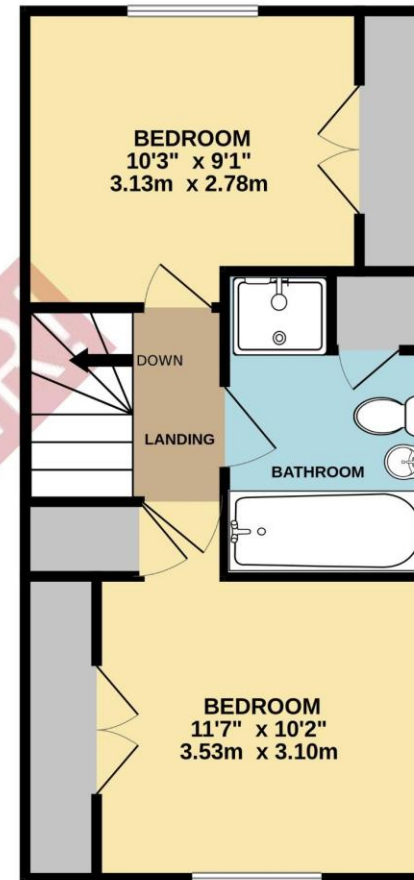
### Belvoir Disclaimer

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  
338 sq.ft. (31.4 sq.m.) approx.



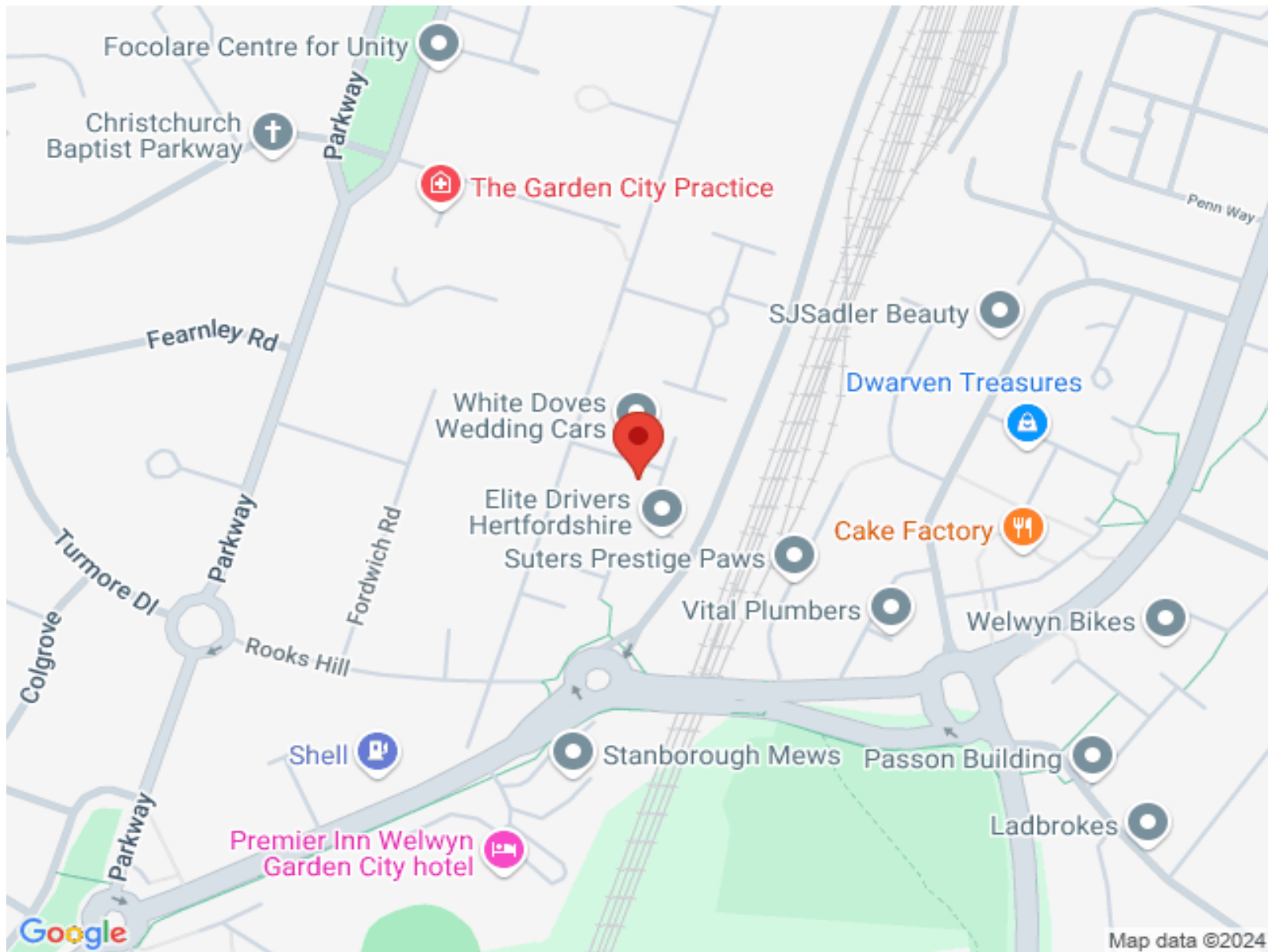
1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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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