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Hall Grove, Welwyn Garden City

**BELVOIR!**



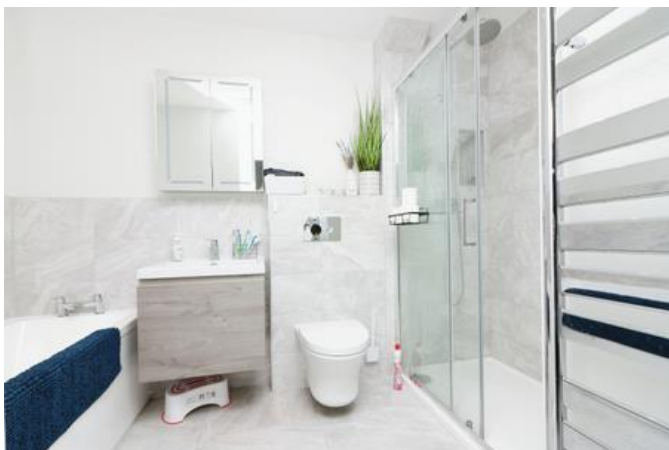
**Guide price £455,000**



## Key Features

- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- 5 YEARS NHBC WARRANTY REMAINING
- WALKING DISTANCE TO LOCAL AMENITIES
- MODERN, OPEN-LAN LAYOUT
- EPC rating B





Step into this deceptively spacious, beautifully designed, contemporary two-bedroom end-of-terrace home, situated in the highly sought-after area of Welwyn Garden City. Only a few years old, this property combines modern aesthetics with practicality, offering both comfort and style. With more room than meets the eye, this home is perfect for those seeking space and functionality.

The ground floor greets you with a bright and airy open-plan layout. The front of the home features a spacious kitchen, equipped with plenty of storage and room for various appliances. The living area opens up to the well-kept rear garden, providing an excellent space for outdoor activities or simply relaxing. A convenient cloakroom on this level adds extra functionality.

Upstairs, you'll find two generously sized double bedrooms, offering plenty of room for a growing family or those in need of extra space. The modern family bathroom features a sleek four-piece suite.

Outside, the property includes off-street parking for one car, with additional parking available on the street. The rear garden, which is mainly laid to lawn, is beautifully maintained and includes a raised decking area, perfect for alfresco dining or enjoying the outdoors in style. This home offers a perfect blend of convenience, modern living, and outdoor space, making it a great choice for any family.

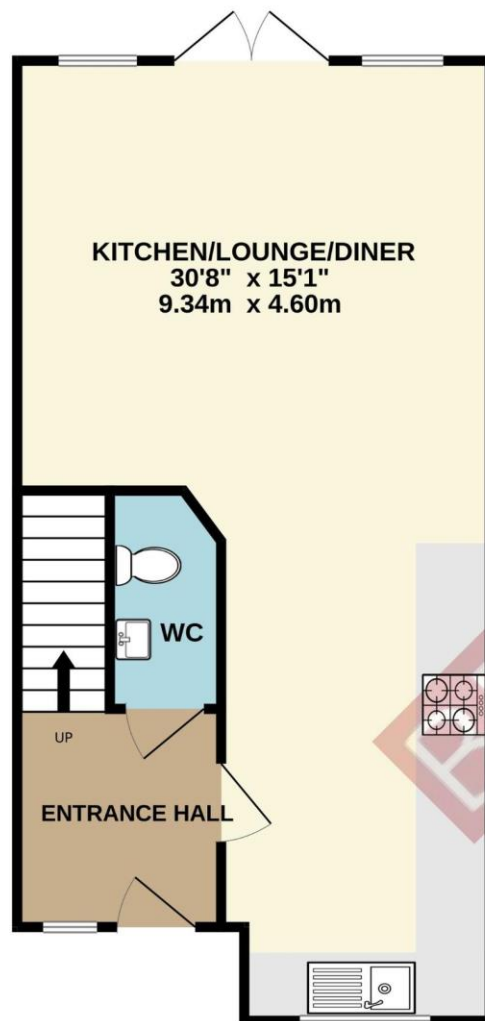
### Agent's Notes

Belvoir are advised;  
Council tax - Welwyn Hatfield band D

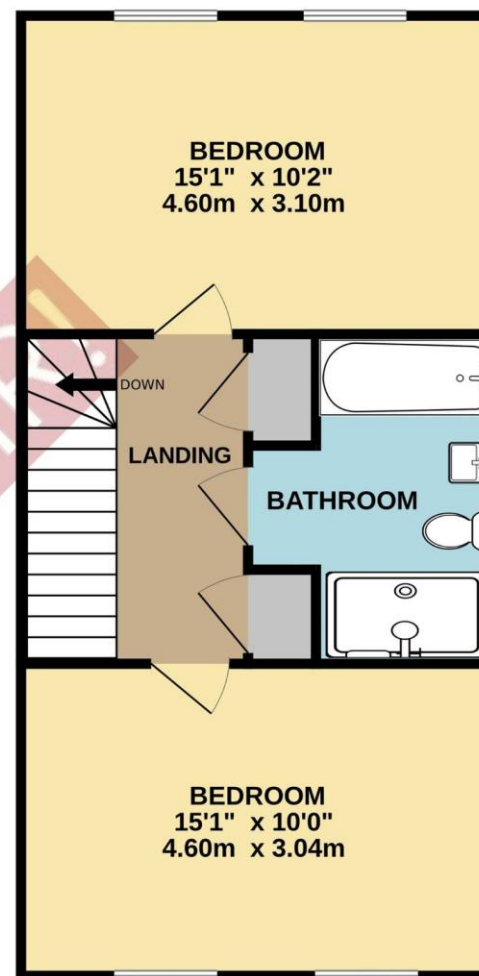
### Belvoir Disclaimer

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  
441 sq.ft. (40.9 sq.m.) approx.



FIRST FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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