



Peartree Lane, Welwyn Garden City, AL7

House | 3 Bedrooms

£550,000 Freehold

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A rare opportunity to purchase this three bedroom detached property conveniently located in the heart of Welwyn Garden City close to local amenities, schools and transport links, ensuring that you have everything you need right at your doorstep. The property, which does require modernisation briefly comprises hallway, bathroom, living room, kitchen and three first floor bedrooms. In addition the extension to side and rear, which is currently set up as annexe accommodation, consists of hall, bathroom, bedroom and kitchenette. Outside the property further benefits from a gated driveway leading to garage and gardens to side and rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

