



School Lane, Welwyn, AL6 9ED
Guide price £675000 to £700000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

GUIDE PRICE £675,000 TO £700,000
***3 BED COTTAGE IN THE HEART OF
OLD WELWYN***

Dowling are delighted to offer for sale this character filled three bedroomed semi-detached home situated right in the heart of old Welwyn. The property "oozes" charm and character with feature fireplaces, beautiful refitted kitchen, two bathrooms including a four piece En Suite. Downstairs there is a 20' Lounge which is dual aspect, utility room, W.c and a wonderful 16 refitted kitchen/Breakfast room. Upstairs the master bedroom is 16' and is a triple aspect room. There two further double bedrooms and a shower room. To the rear is a very attractive and private rear garden that is walled and has a brick built shed. A real benefit is the off road car parking complete with carport and a workshop that is currently used for dog grooming but could make a great "work from home" office.



School Lane is a turning off the High Street in Welwyn Village and is therefore within close proximity to the centre of the bustling village. The village high street offers a range of independent shops, Tesco Express, doctor's surgery and numerous eating and drinking establishments, along with the renowned St. Marys primary school. Welwyn Garden City, with its more extensive range of amenities, including mainline rail services to London, is just a short drive away.



The property is wonderfully presented and viewing is strongly advised.

Entrance

Lounge

20'4 x 14'1 (6.20m x 4.29m)

Wc





Utility room
8'4 x 6'8 (2.54m x 2.03m)

Kitchen/Breakfast room
16'1 x 12'6 (4.90m x 3.81m)

First Floor

Landing

Bedroom One
16'2 x 11'1 (4.93m x 3.38m)

En Suite
7'4 x 6'1 (2.24m x 1.85m)

Bedroom Two
14 x 10'3 (4.27m x 3.12m)

Bedroom Three
9'8 x 8'3 (2.95m x 2.51m)

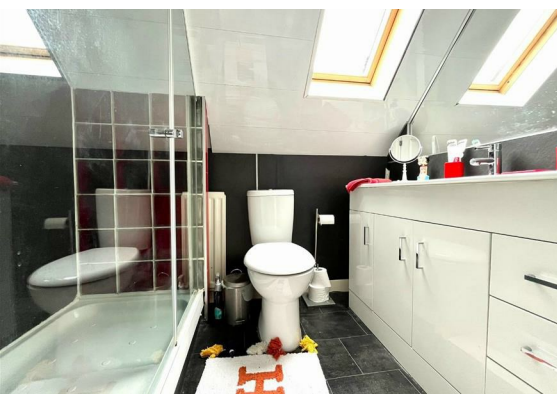
Shower Room

Outside

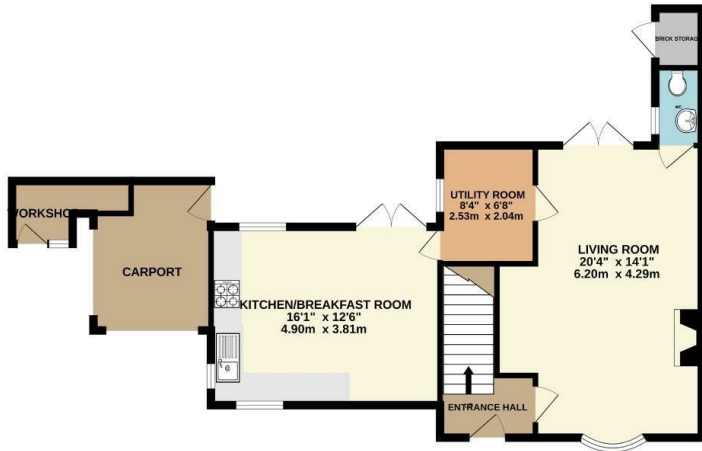
Rear Garden

Front Garden

Workshop
12'9 x 6'5 (3.89m x 1.96m)



GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.

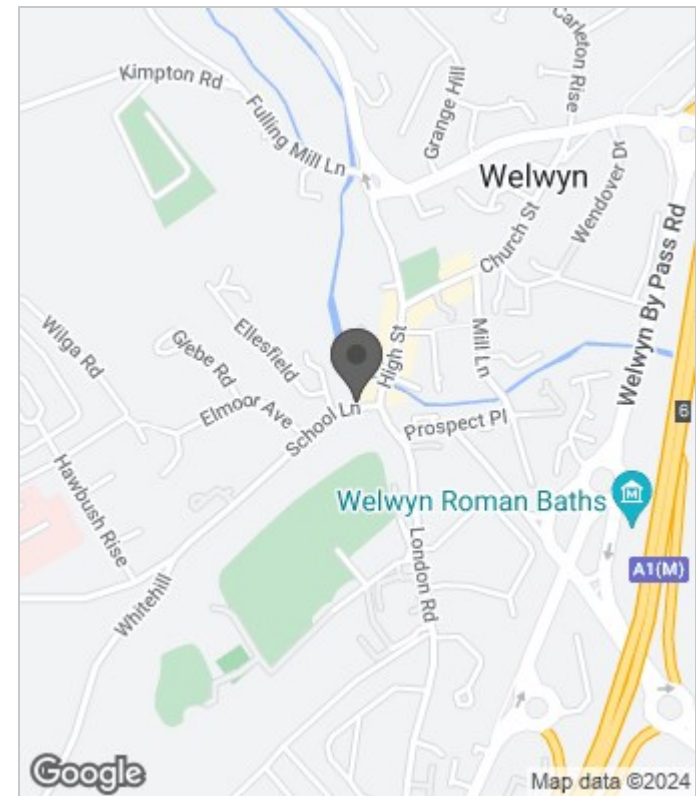


1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1328 sq.ft. (123.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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