



Lodge Field  
Welwyn Garden City  
AL7 1SE

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 On-Street Parking

 Private Rear Garden

 EPC Band D

Council Tax  
Band: C  
£2,037.07 Apr 25/Mar 26

Guide Price  
£415,000 Freehold

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Situated within a quiet cul-de-sac close to a wide range of local amenities and just one mile from the town centre and mainline station, this immaculately presented three bedroom property is offered to the market chain free.

## Description

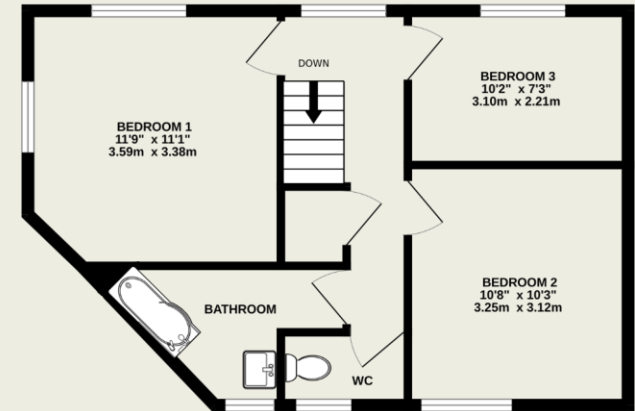
Having been fully refurbished throughout, this three bedroom terraced property is approached across a shared path with the neighbour with an alley between the two houses providing useful rear garden access. Upon entering, the hall opens into the spacious kitchen/dining room which is extensively fitted with a wide range of storage cupboards with worktops over. It also includes integrated appliances and access onto the garden. The dual access living room has French doors onto the garden and a feature fireplace with inset multi-fuel burning stove. On the first floor, all three bedrooms are a good size and are served by a modern bathroom suite with separate wc. Outside, the rear garden offers a good degree of privacy with a wide decking seating area adjacent to the property along with a lawn. On-street parking is located nearby.

## Location

Lodge Field is situated approximately one mile north of Welwyn Garden City town centre which offers mainline rail services and extensive shopping facilities. Welwyn North station is also close by. The property is part of a quiet cul-de-sac in this popular turning with Shire Park Business Park and local shops within walking distance. Lodge Field is also close to a selection of good primary and secondary schools.



GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.

TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

### Important Information

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