



**Rooks Close
Welwyn Garden City
AL8 6JT**

 **2 Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

 **Garage and Drive**

 **Low Maintenance Rear
Garden**

 **EPC Band C**

Council Tax
Band: D
£2,291.70 Apr 25/Mar 26

Agent's Note: There are residents'
parking restrictions in the area as
follows: Permits only, Monday-
Saturday 9-5pm.

Guide Price
£425,000 Freehold

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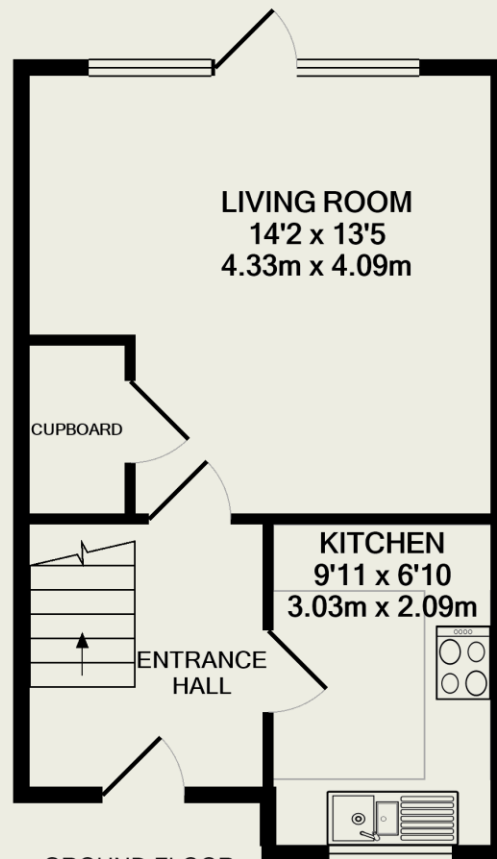
A well presented two bedroom Georgian style terrace home with a garage and driveway in this fabulous West Side turning, a short walk from the town centre.

Description

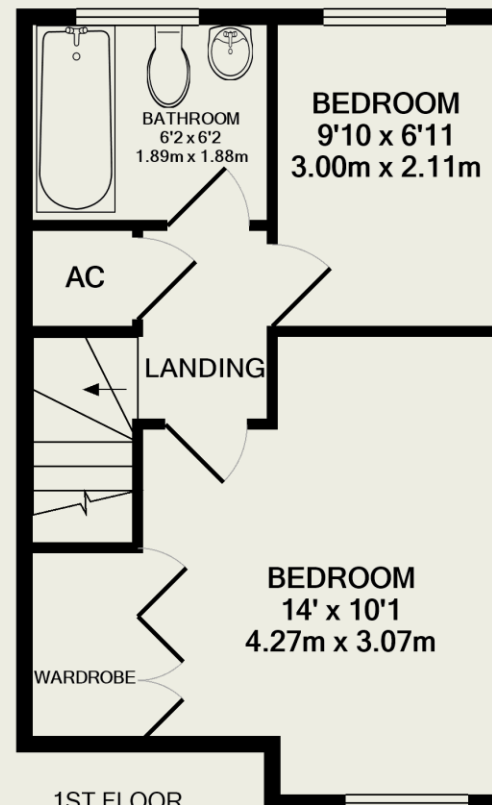
This attractive modern home features well balanced accommodation throughout and has been modernised by the current owners. The ground floor features a separate kitchen to the front of the house which has ample storage space and integrated appliances. To the rear a large living room has been upgraded with wooden floors and benefits from garden views. Upstairs there are two well-proportioned bedrooms, the principal benefitting from large, fitted wardrobes. A modern bathroom serves both bedrooms and is complete with a three-piece suite. For comfort and economy, there is gas central heating and double-glazed windows throughout. Externally there is a single garage with a parking space in front which is located on the other side of the end terrace house. The low maintenance rear garden is approximately 42ft in length and has gated access to the rear of the garden, this leads around to the front of the house.

Location

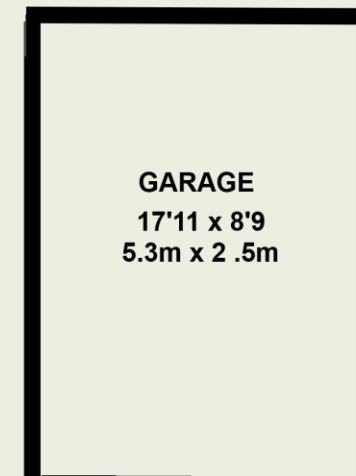
Rooks Close is an extremely popular and convenient turning in the West Side of Welwyn Garden City. The town centre's vast amenities are a short level walk away and include the Howard Shopping Centre, John Lewis, Waitrose and mainline rail services to London (Kings Cross 28mins). Well regarded schooling for all ages is also within close proximity.



GROUND FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 SQ.M.)

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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