



**Burgundy Croft
Welwyn Garden City
AL7 3QA**

 **3 Bedrooms**

 **1 Bathroom**

 **2 Reception Rooms**

 **Parking Bays for
Residents & Visitors**

 **South Facing Rear Garden**

 **EPC Band D**

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

Guide Price
£364,500 Freehold

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Situated in a quiet cul-de-sac just a 15 minute walk from the town centre amenities and mainline station, this three bedroom property benefits from a good size south facing rear garden.

Description

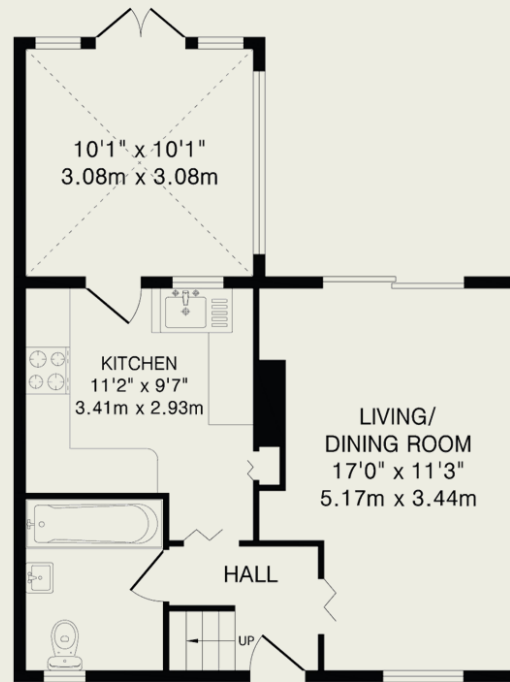
Well located for both local and town centre amenities and transport links, the property comprises a living room with dining area, kitchen with a range of fitted wall and base units, conservatory, three good size bedrooms and a family bathroom.

Externally, there is a good size south facing rear garden and, to the front, there are parking bays which provide parking for residents and visitors.

Location

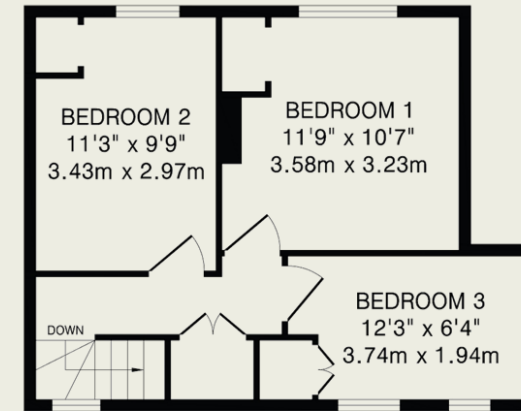
Burgundy Croft is a quiet cul-de-sac situated on the southern side of the Garden City, a short distance from the town centre and mainline rail station.

Other benefits of the location include a wide range of local shops nearby, popular schools, all major road links, mainline rail station (London Kings Cross) and high street shops - Waitrose, John Lewis and the Howard Shopping Centre, all of which are only a short distance away.



Ground Floor

475 sq.ft.(44.0 sq.m)approx.



First Floor

337 sq.ft.(31.2 sq.m)approx.

TOTAL FLOOR AREA: 812 sq.ft.(75.2 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

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