



3 Bedrooms



2 Bath/Shower Rooms  
1 Cloakroom



1 Reception Room



Garage En Bloc & Off-Street  
Parking for 2 Cars



Low Maintenance Rear  
Garden



EPC Band C

**Council Tax Band: E**  
(£2,800.97 Apr 25/Mar 26)

**Local Authority**  
Welwyn & Hatfield Borough  
Council

Annual service charge for upkeep of  
road, common areas & front garden:  
£300pa. approx.

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**Lemsford Lane, Welwyn Garden City, AL8 6YN**  
**Offers in Excess of £500,000 Freehold**



## Lemsford Lane, Welwyn Garden City

**A spacious and modern three bedroom town house arranged over three floors in a popular West Side turning. The property benefits from well-balanced accommodation throughout, off-street parking and is located within walking distance of the town centre.**

### Description

Originally built by the quality builder Linden Homes, this West Side residence offers sizeable accommodation throughout in a popular location.

The entrance hall gives access to the guest cloakroom and sizeable kitchen/breakfast room with a bay window to the front. The modern kitchen is equipped with a range of integrated appliances and plenty of storage space. To the rear of the ground floor is the spacious open plan living/dining room which gives access to the low maintenance rear garden and also benefits from an understairs storage cupboard.

On the first floor, two sizeable bedrooms are served by a stylish 'Jack & Jill' style bathroom, which is equipped with a three-piece suite.

The second floor is a fantastic size principal suite, with fitted wardrobes and an en-suite shower room with a walk-in shower. There is also nicely proportioned loft space, a unique feature in three storey houses.

Externally, there is a low maintenance courtyard style garden. There is also off-street parking for two vehicles in front of the garage on bloc.

### Location

Lemsford Lane is situated within walking distance of a local convenience store, Stanborough Lakes and Gosling sports park. Town centre amenities - mainline rail station (London Kings Cross 28 minutes) and shops - Sainsbury, John Lewis and Waitrose - are again all within walking distance. All major road links - A1(M) motorway and Hertford Road - A414, are a short drive away.



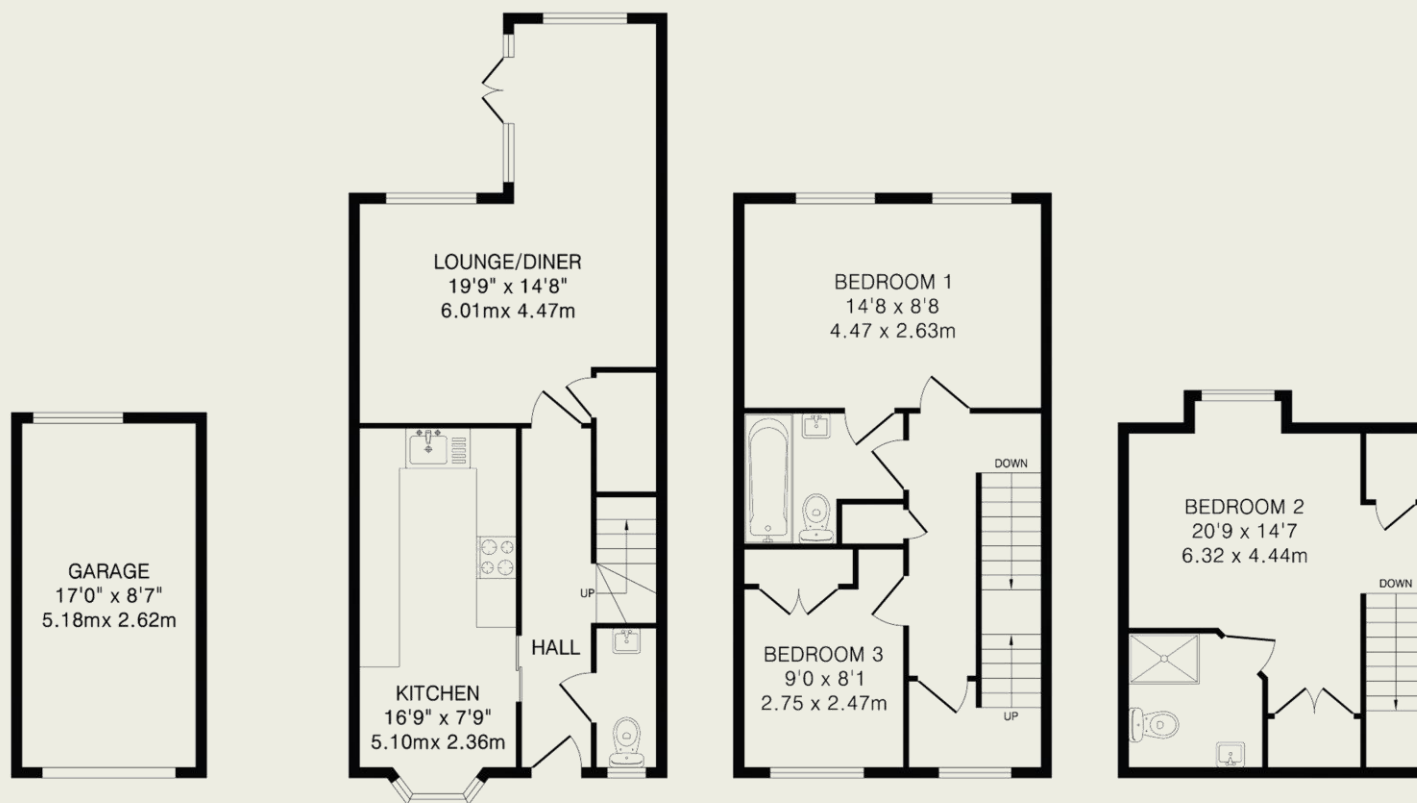




#### Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.





Garage 146 sq.ft.(13.5 sq.m)approx. Ground Floor 475 sq.ft.(44.1 sq.m)approx. First Floor 408 sq.ft.(37.9 sq.m)approx. Second Floor 249 sq.ft.(23.1 sq.m)approx.

TOTAL FLOOR AREA: 1278 sq.ft.(118.6 sq.m)approx.

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