





Guessens Road  
Welwyn Garden City  
AL8 6RR

 3 Bedrooms

 1 Bathroom  
1 Cloakroom

 1 Reception Room

 On-Street Parking

 South Facing Rear Garden

 EPC Band D

Council Tax  
Band: D  
(£2,184.15 Apr 24/Mar 25).

Agents Note: Residents' permit parking  
required.

Offers in Excess of  
£475,000 Freehold

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A three bedroom, semi-detached family home situated in the sought after West Side of the town with a large, south-facing garden.

### Description

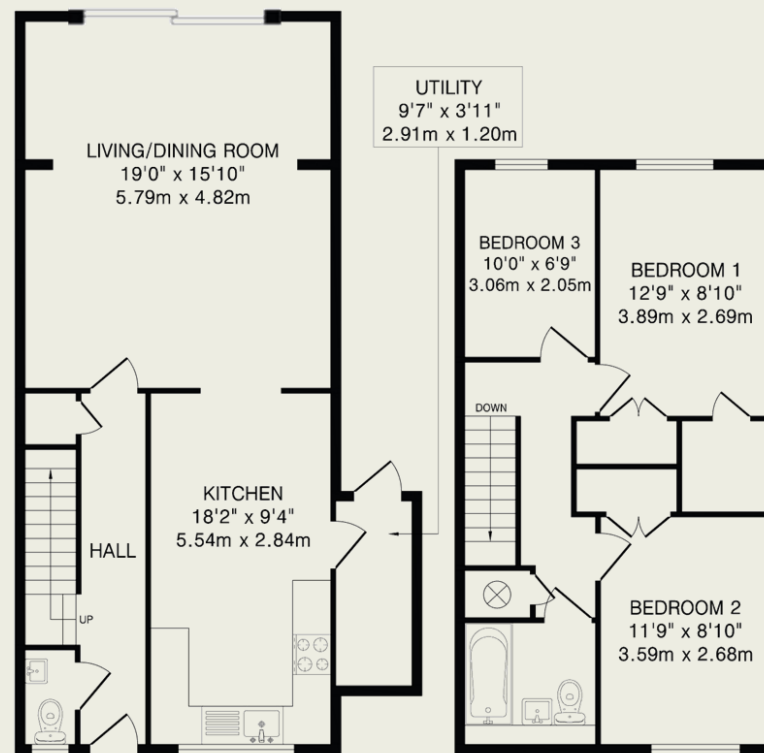
Upon entering this sizeable family home, a downstairs cloakroom is located to the right of an entrance hall, which also has a deep cupboard for the storage of coats and shoes.

The spacious, newly-fitted kitchen to the right has a plethora of storage units, plenty of worktop space and a large area for a family dining table. Happily, a utility room is located adjacent to the kitchen with an external door to the rear garden. Sliding patio doors extend right across the back of the property's large lounge and open up onto the south-facing rear garden's extensive patio and lawn.

Upstairs, the largest bedroom at the rear benefits from two deep fitted wardrobes. A second large double room at the front also has a fitted wardrobe. All three bedrooms are served by a modern, fully-tiled family bathroom.

### Location

Located centrally to the West Side of Welwyn Garden City, Guessens Road is a two minute walk to the high street shops, restaurants and mainline train station (London Kings Cross 28 minutes). Also close by are renowned primary and secondary schools and major road links including the A1(M) motorway.



Ground Floor 632 sq.ft.(58.7 sq.m)approx. First Floor 471 sq.ft.(43.7 sq.m)approx.

**TOTAL FLOOR AREA: 1103 sq.ft.(102.4 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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