



4 Bedrooms



2 Bath/Shower Rooms
1 Cloakroom



1 Reception Room



Garage and Driveway



Private Rear Garden



EPC Band C

Council Tax
Band E
- £2,669.52 2024-2025
Local Authority
Welwyn/Hatfield



Eddington Crescent, Welwyn Garden City, H, AL7 4SQ
Asking Price £550,000.00 Freehold

Eddington Crescent, Welwyn Garden City, Hertfordshire, AL7 4SQ

An immaculately presented four bedroom house, with off street parking, in a popular residential area, close to nearby schooling and transport links.

- 🏡 Spacious Family Home
- 🏡 Semi Detached Property
- 🏡 4 Generous Bedrooms
- 🏡 En-Suite Shower Room
- 🏡 Private Rear Garden
- 🏡 Large Living Room
- 🏡 Good Size Kitchen/Dining Room

Description

A bright, welcoming hallway presents stairs to the first floor and doors to a sleek, modern kitchen/diner, a guest cloakroom and a spacious family living room with French doors on to the private rear garden.

On the first floor, two generous bedrooms are served by a modern family bathroom and stairs lead up again to the second floor, where there are two further bedrooms, the largest of which benefits from a smart, fully-tiled en-suite shower room.

The large garage, situated directly behind the property, has parking for one vehicle in front of it.

Location

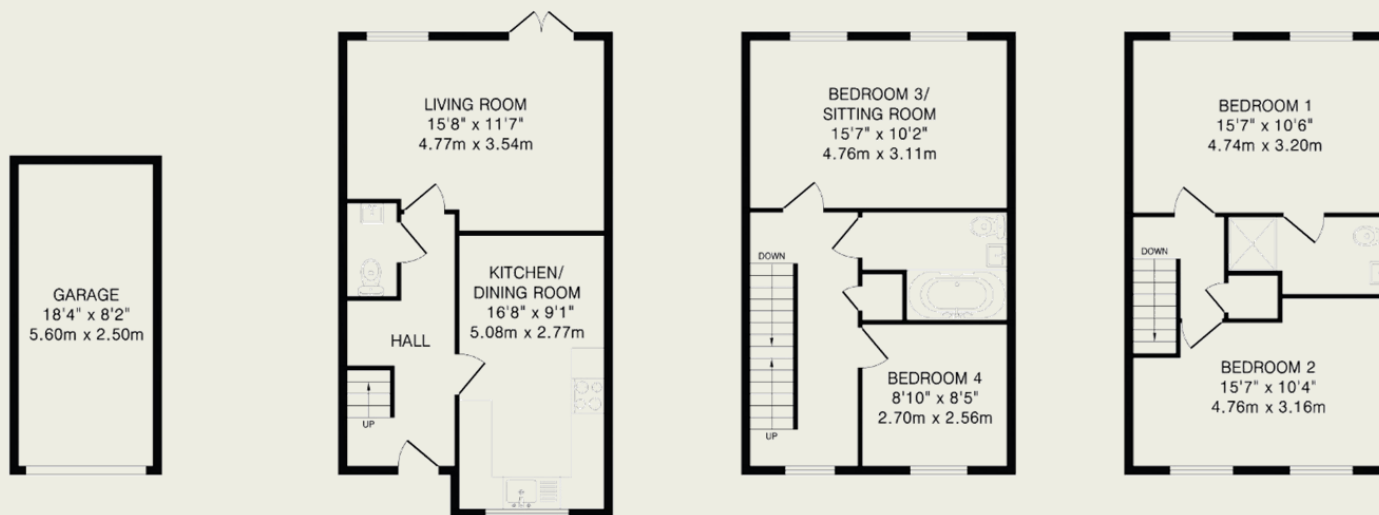
Eddington Crescent is situated on the south side of Welwyn Garden City, and for everyday life, is easy and convenient for access to a choice of supermarkets, John Lewis and The Howard Centre. Major road links (A414 and A1(M) motorway) and the mainline train station (London Kings Cross 28 minutes) are both just 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
151 sq.ft.(14.0 sq.m)approx.

Ground Floor
429 sq.ft.(39.8 sq.m)approx.

First Floor
406 sq.ft.(37.6 sq.m)approx.

Second Floor
406 sq.ft.(37.6 sq.m)approx.

TOTAL FLOOR AREA: 1392 sq.ft.(129.0 sq.m)approx.

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