



3 Bedrooms



1 Bathroom
1 Cloakroom



1 Reception Room



Residents' Parking



Side and Rear Gardens



EPC Band D

Council Tax

Band: D

£2,184.15 Apr 24/Mar 25.

Local Authority

Welwyn & Hatfield Borough
Council

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Guessens Road, Welwyn Garden City, AL8 6RE
Guide Price £498,000 Freehold

Guessens Road, Welwyn Garden City

Offered chain free, a spacious, three bedroom end of terrace family home with a delightful garden, located in the sought-after West Side of Welwyn Garden City, just a 5 to 10 minute from the town centre and train station.

Description

A welcoming entrance hall has a door to the downstairs cloakroom on the left as you enter this delightful home and a door a little further along on the right to the property's spacious kitchen/diner, with external access to the attractive garden at the side which is mainly laid to lawn and benefits from a new, sizeable storage shed.

There is plenty of space to store coats and shoes under the stairs, which lead up from the hallway to the first floor accommodation, as well as a deep, tall cupboard. The large, bright living room has a broad, floor-ceiling window and a fully glazed door to the rear garden.

Upstairs, a fully-tiled, modern family bathroom serves three bedrooms, the largest of which, benefits from a large walk-in wardrobe, as well as a deep double fitted wardrobe. A second generous, dual aspect double bedroom also has a deep double fitted wardrobe and the third room upstairs, currently being used as an office, would equally make a good-size bedroom.

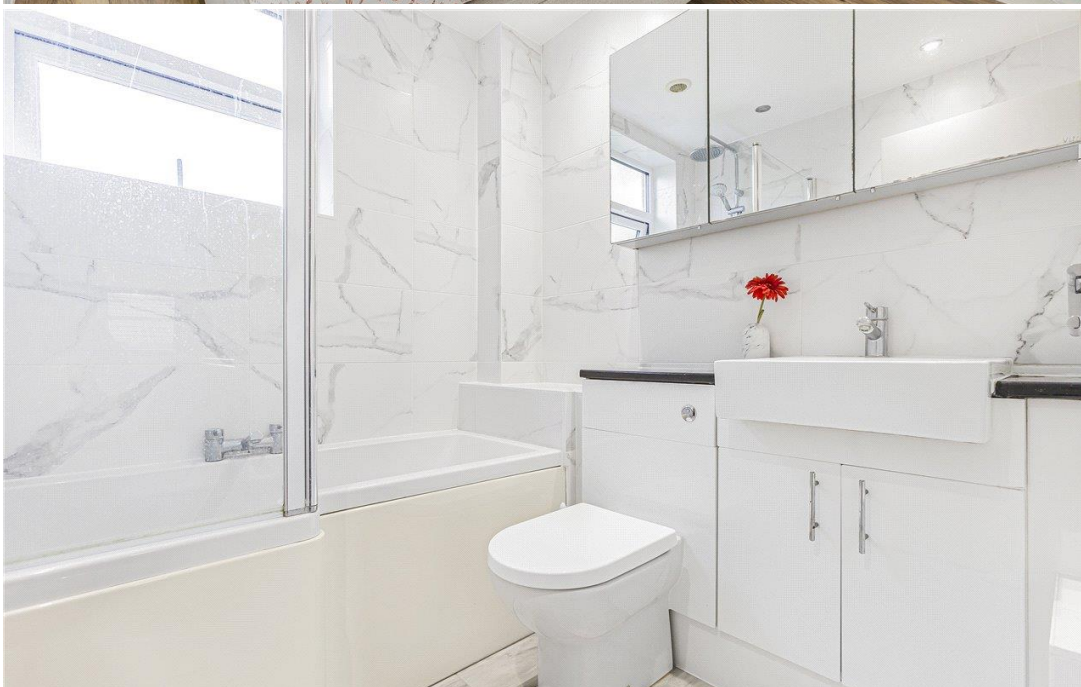
Agents Note: there is residential permit based off-street open parking.

Location

Guessens Road is perfectly located for access to the town centre's amenities, just a five minute walk. Shopping here includes: John Lewis, Waitrose, Sainsbury's and the Howard Shopping Centre.

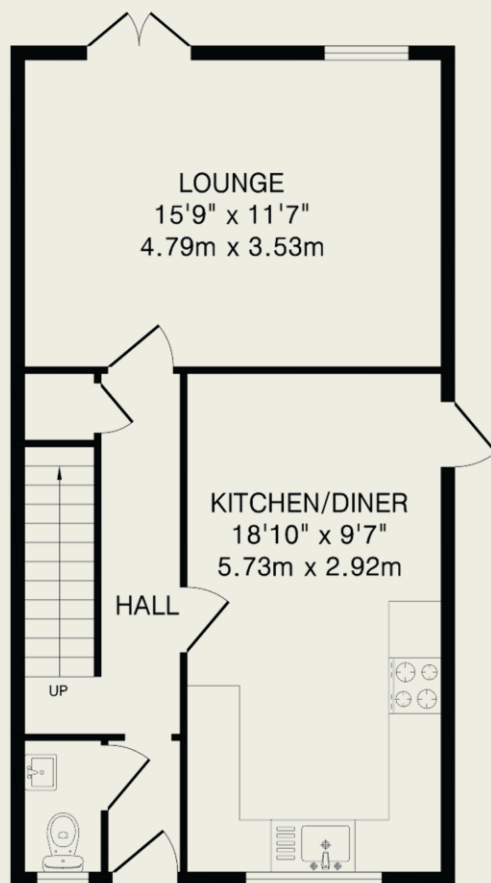
Mainline rail services to London are available with trains to Kings Cross in 25 minutes and is also just a short walk away, along with the renowned Applecroft Primary School. The property is also ideal for commuting as it is just a short drive to major road links such as the A1(M) and A414.





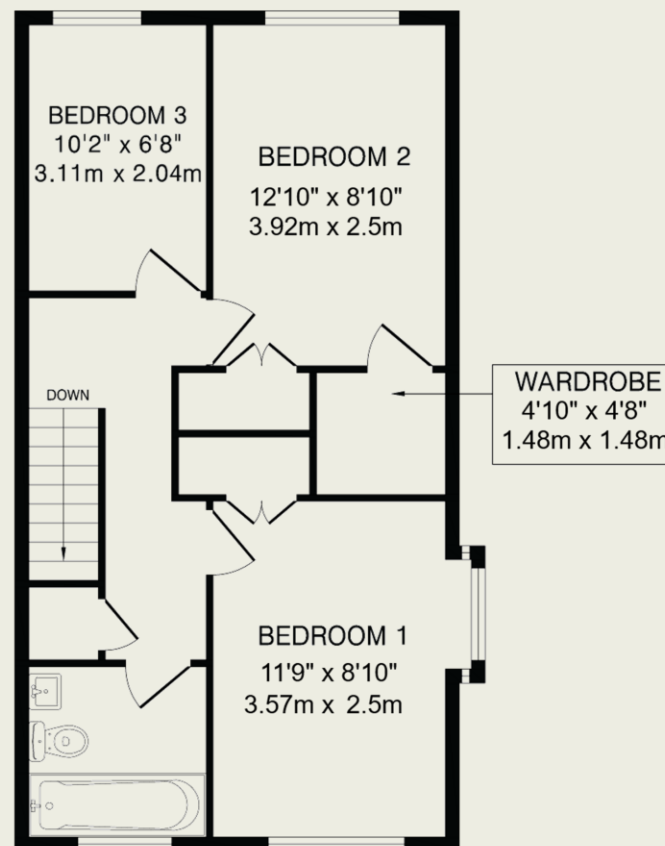
Important Information

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Ground Floor

469 sq.ft.(43.6 sq.m)approx.



First Floor

472 sq.ft.(43.9 sq.m)approx.

TOTAL FLOOR AREA: 941 sq.ft.(87.5 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.