



3 Bedrooms



1 Bathroom
1 Cloakroom



1 Reception Room



Residents' Parking



Side and Rear Gardens



EPC Band D

Council Tax

Band: D

£2,291.70 Apr 25/Mar 26

Local Authority

Welwyn & Hatfield Borough
Council

 **ashtons**
for life's great moves



Guessens Road, Welwyn Garden City, AL8 6RE
Guide Price £475,000 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.

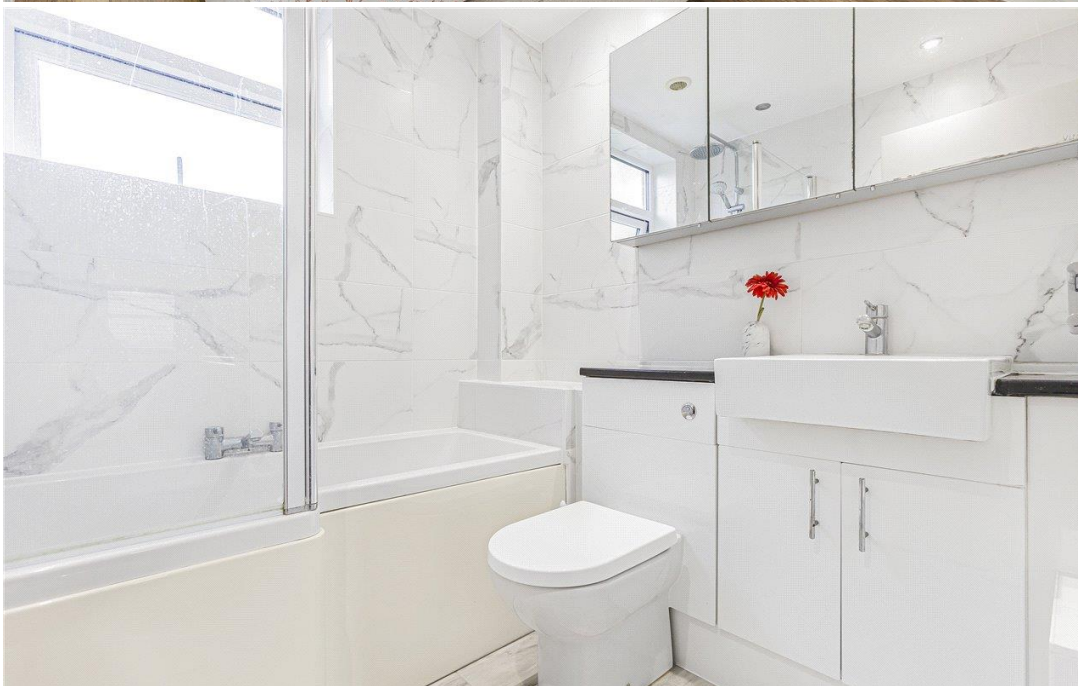
Agents Note: there is residential permit based off-street open parking.

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.

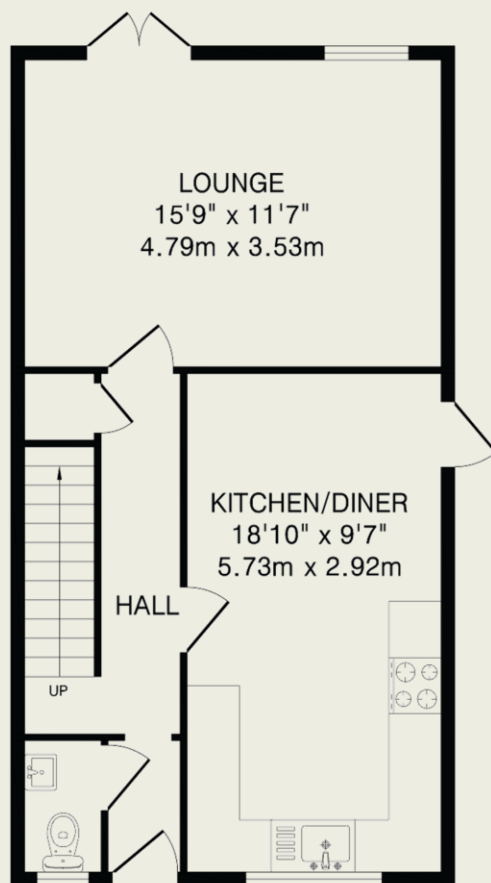
Mainline rail services to London are available with trains to Kings Cross in 25 minutes and is also just a short walk away, along with the renowned Applecroft Primary School. The property is also ideal for commuting as it is just a short drive to major road links such as the A1(M) and A414.





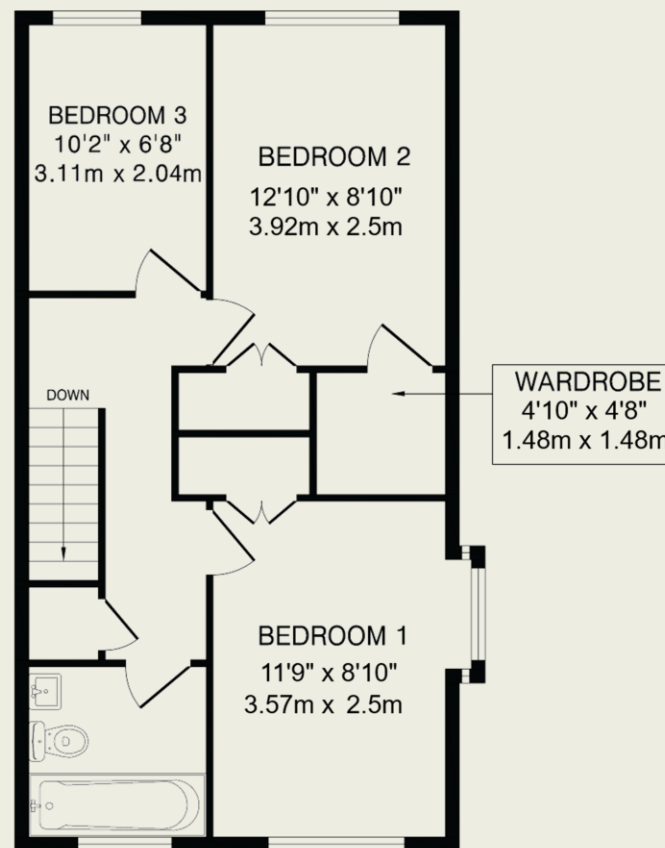
Important Information

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.



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.