

Howlands
Welwyn Garden City
AL7 4RL



3 Bedrooms



1 Bathroom
1 Cloakroom



2 Reception Rooms



Off-Street Parking



South Facing Rear Garden



EPC Band C

Council Tax
Band: C
£2,037.07 Apr 25/Mar 26

Guide Price
£475,000 Freehold

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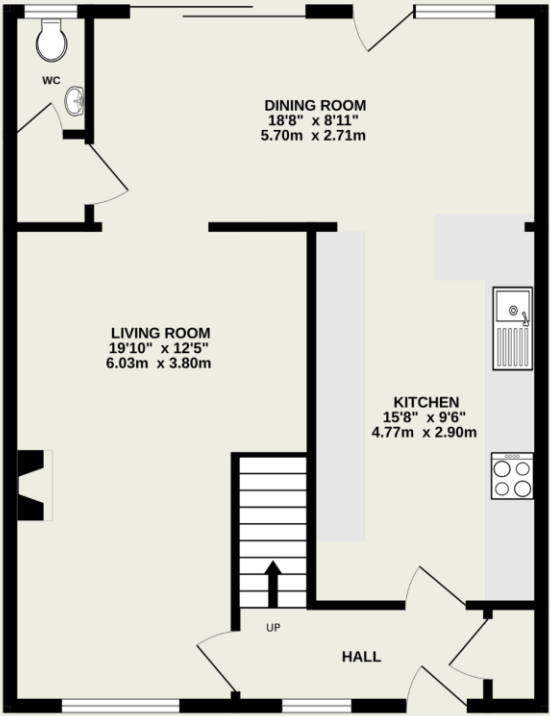
Situated close to local amenities with an attractive south facing garden, this well-presented three bedroom property has been extended to the rear to provide generous living accommodation.

Description

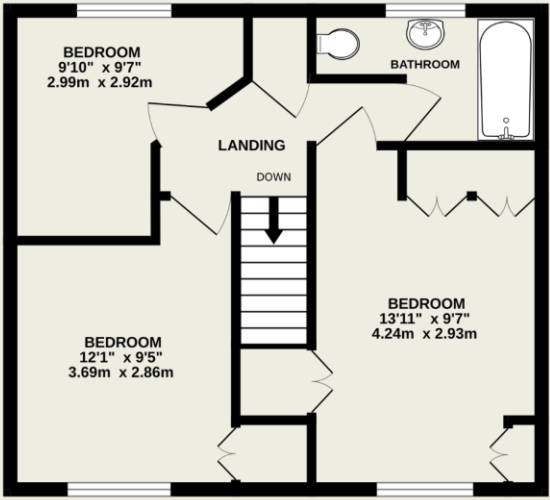
With off-street parking and a lawned garden to the front, the welcoming entrance hall has a useful coat cupboard and provides access into the kitchen and living room. The modern kitchen is fitted with an extensive range of storage cupboards and is equipped with a number of integrated appliances. The extended open plan dining room enjoys an abundance of natural light from sliding patio doors, a large window and an additional door into the garden. The living room has a feature fireplace and is a great size providing ample space for entertaining. On the first floor there are three bedrooms, two of which have fitted storage. They are served by a modern bathroom with a three piece suite including an electric shower over the bath. The south facing rear garden is mainly laid to lawn with a paved seating area and an additional seating space at back of the garden where there is a pergola and wooden storage shed. Modern comforts include gas central heating and uPVC double glazed windows and doors.

Location

Howlands is situated on the south side of Welwyn Garden City, providing a direct route into the town centre with extensive shopping amenities. The property is within popular school catchment and benefits from easy access to the nearby Commons Nature Reserve, King George V playing fields and a selection of local shops, including a chemist and doctor's surgery. The QE2 hospital is also a short walk away.



GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.

TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.
This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

Important Information
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