

Wilkins Grove,  
Welwyn Garden City,  
Hertfordshire, AL8

 2 Double Bedrooms

 1 Bath/Shower Room

 1 Reception Room

 2 Allocated Parking  
Spaces

 Landscaped Rear Garden  
with Garden Office

 EPC Band C

Council Tax  
Band: D – £2,291.70 (2025-2026)

Guide Price  
£450,000 Freehold

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Offered chain free, an immaculately presented modern home, with two double bedrooms, a garden office and the bonus of two parking spaces.

### Description

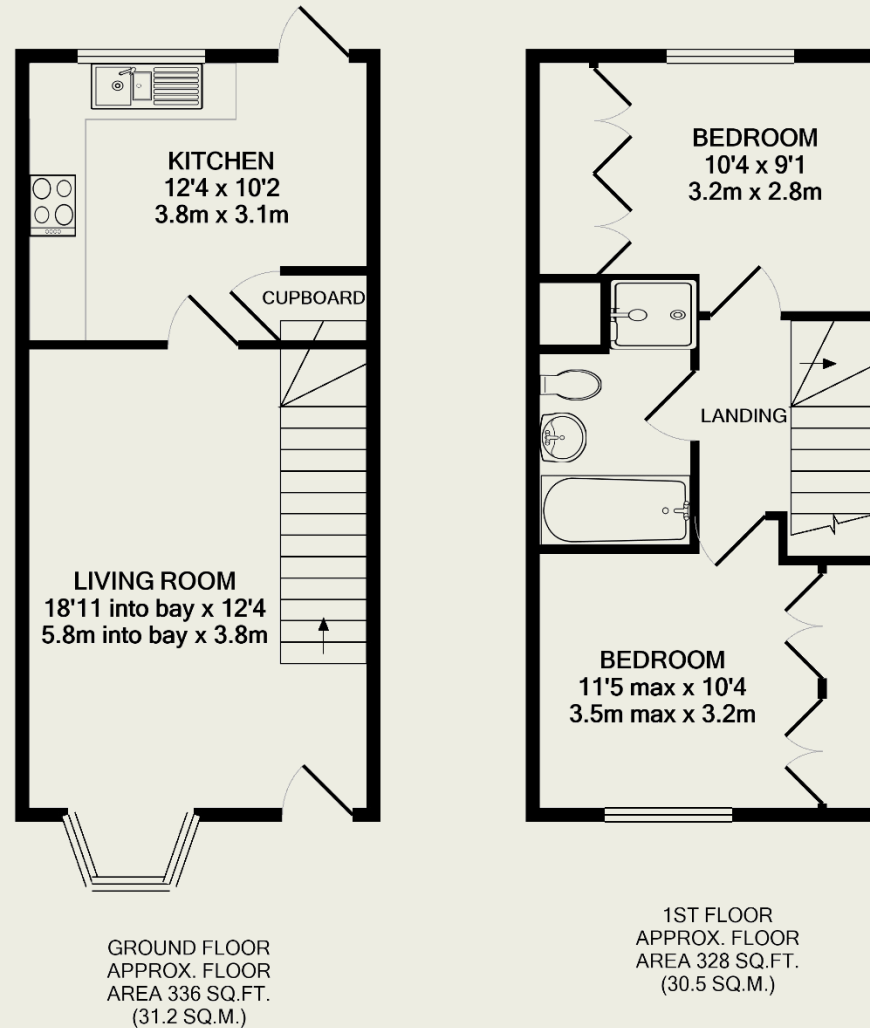
Downstairs, the property benefits from a spacious living room to the front with a deep bay window. This leads through into the modern kitchen/diner at the rear with a large cupboard and access to the landscaped rear garden, which boasts a smartly tiled patio, a tidy lawn, a stylish garden office and rear access.

Upstairs, two double bedrooms are served by a fully tiled, modern bathroom with a four piece suite, a heated towel rail and a large cupboard. Both bedrooms benefit from fitted wardrobes along the length of one wall.

Happily, this property also has two off-street parking spaces.

### Location

Wilkins Grove is an extremely popular and convenient turning in the West Side of Welwyn Garden City. The town centre's vast amenities are a short level walk away and include the Howard Shopping Centre, John Lewis, Waitrose and mainline rail services to London (Kings Cross 28mins). Well regarded schooling for all ages is also within close proximity.



TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

#### Important Information

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