



19 POND CROFT, WELWYN GARDEN CITY AL7 3XJ

Guide Price £425,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A beautifully presented three bedroom end of terraced family house situated in this popular cul-de-sac location within easy access to the town centre. Please note this was originally a purpose built two bedroom house but the former master bedroom has been split into two. The property has been refurbished throughout to offer contemporary living space comprising entrance hall, bay fronted living room, stunning open-plan kitchen/dining room with island with doors to garden. To the first floor bedroom one enjoys plenty of built in cupboards and air-conditioning with an additional two further bedrooms. Bedroom three has a restricted floor area due to stairwell. Modern family bathroom. Independent drive with parking for two vehicles with good size garden to rear with access.





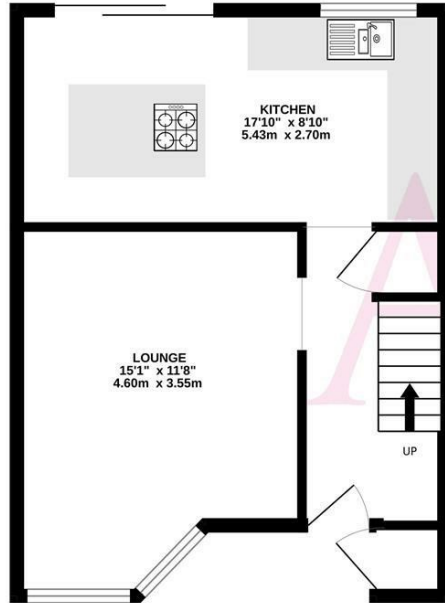
## Property Features

- Living Room: 15'1 x 11'8
- Kitchen/Diner: 17'10 x 8'10
- Under Floor Heating to Bathroom
- Luxury Family Bathroom
- Off Street Parking Two Cars
- Bedroom One: 15'1 x 11'6
- Bedroom Two: 11'6 x 8'10
- Bedroom Three: 9'6 x 6'11
- Private Garden
- Close to Town Centre

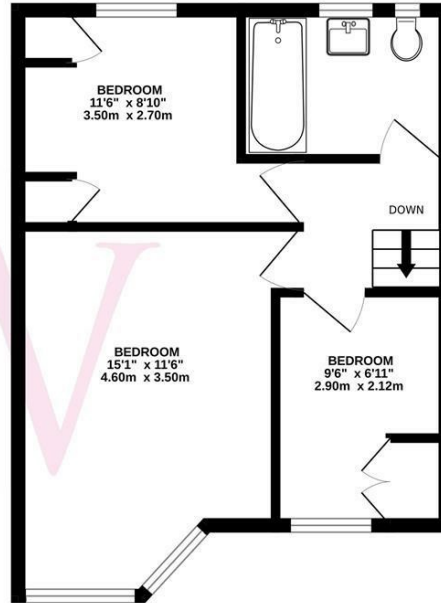
## Agents Notes

The property has been finished to a high standard with new combi boiler and recently rewired with 10 year electrical certificate and is situated within easy access to the town centre with its vast array of shops, restaurants and schooling including John Lewis, The Howard Centre and mainline rail services to London (Kings Cross) 28 minutes.

GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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