



Connells

Sir John Newsom Way
WELWYN GARDEN CITY



Property Description

A beautifully presented modern home, located in a prime position, within a stones throw of Creswick Junior and Nursery School. 3 Bedrooms, master with ensuite, cloakroom, family bathroom. Spacious lounge and Kitchen/Diner. Garage. This family home boasts spacious accommodation and is situated south of the town centre. The property can be offered CHAIN FREE!

Welwyn Garden City is located in Hertfordshire and was the second Garden City in England. The town offers a wide range of amenities and shops including John Lewis Department store, The Howard shopping centre and Waitrose. The Mainline Rail Station has direct routes to London Kings Cross (In less than 30 minutes) and the Town also has great access to the A1(M).

Entrance Hall

Stairs to the first floor. French doors to Lounge. Door to Cloakroom.

Cloakroom

Suite comprising of a low level WC and wash hand basin. Space for washing machine/tumble dryer. Radiator.

Lounge

21' x 11' 7" (6.40m x 3.53m)
Bay window to the front. Radiator. Opening through to the Dining Room.

Dining Room

10' x 8' 10" (3.05m x 2.69m)
Patio doors to the rear. Archway through to

Kitchen

10' x 7' 4" (3.05m x 2.24m)
Range of wall and base units with work surfaces over. Integrated dishwasher, four ring gas hob with oven below and extractor over. Single drainer sink unit with mixer taps. Window overlooking the rear garden.

Landing

Access to loft via hatch. Doors to

Master Bedroom

13' 7" x 12' 10" (4.14m x 3.91m)
Window to the front. Fitted wardrobes. Radiator. Over stairs storage cupboard. Door to ensuite.

Ensuite

Suite comprising of a shower cubicle, WC and wash hand basin. Radiator. Window to front with obscure glass.

Bedroom Two

11' 5" x 10' 3" (3.48m x 3.12m)
Window to the rear. Fitted wardrobes. Radiator.

Bedroom Three

9' 4" x 6' (2.84m x 1.83m)

Window to the rear. Radiator.

Family Bathroom

White suite comprising of a bath with shower attachment and screen, wash hand basin and a low level WC. Radiator.

Rear Garden

Artificial lawn with decked area adjoining the property. Personal door to garage.

Garage









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WWY306531

Tenure: Freehold



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