



Connells

Langstone Ley
Welwyn Garden City



Property Description

A modern four bedroom link detached home located in a sought after development. The current owner has improved and upgraded the property to a very stylish home, which will only be appreciated by internal viewing.

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

Radiator. Stairs to the first floor. Cloaks cupboard. Amtico flooring. Doors to rooms.

Cloakroom

Suite comprising of a WC and wash hand basin. Tiled flooring.

Lounge

15' 11" x 12' 10" (4.85m x 3.91m)
Amtico flooring. Two radiators. French doors leading out to the Conservatory.

Kitchen/breakfast Room

11' 10" max x 9' 1" (3.61m max x 2.77m)
A modern fitted kitchen with a range of wall and base units with work surfaces over. Integrated gas hob with extractor oven and oven below. Stainless steel sink unit with mixer tap. Bay window overlooking the front. Radiator.

Conservatory

14' 4" x 10' 6" (4.37m x 3.20m)
Wood flooring. Radiator. Doors to the rear garden.

Landing

Access to loft via hatch. Double size airing cupboard. Radiators. Doors to rooms.

Master Bedroom

12' 5" max x 12' 10" (3.78m max x 3.91m)
Window overlooking the rear garden. Built in wardrobes. Radiator. Door to En-suite.

En-Suite

Modern suite comprising of a WC, wash hand basin inset to unit with cupboard below and shower cubicle. Tiled flooring and part tiled walls. Obscure glass window to rear.

Bedroom Two

9' 1" x 9' 8" (2.77m x 2.95m)
Window overlooking the rear. Radiator.

Bedroom Three

9' 11" x 9' 6" (3.02m x 2.90m)

Window overlooking the front. Radiator.

Bedroom Four

8' 4" x 7' 10" (2.54m x 2.39m)

Window overlooking the front. Radiator.

Family Bathroom

A modern white suite comprising of a W/C, wash hand basin and a bath with shower over. Window to the front. Part tiled walls and tiled flooring.

Rear Garden

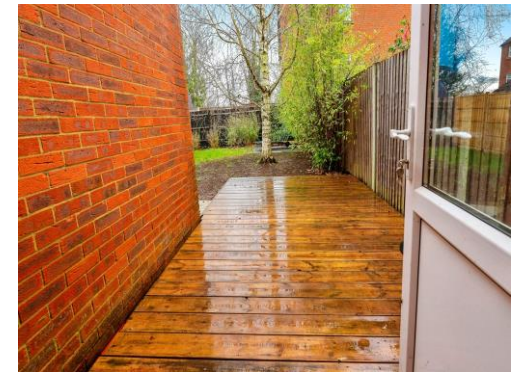
Mainly laid to lawn with fencing to boundaries. Flowers and shrubs to borders and a patio and decked area adjoining the property. Gated access to the front of the property.

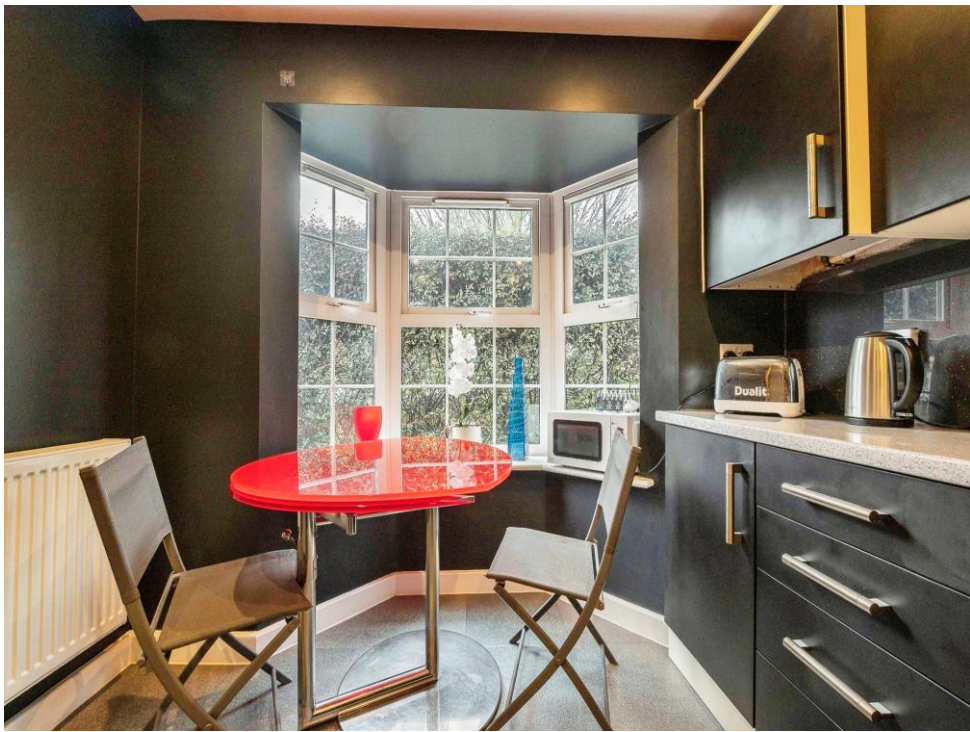
Front Garden

Lawned area. Hedging to boundary. Gated access to the rear garden.

Garage

Paved driveway in front of the garage providing parking for one vehicle. Garage with personal door leading to the rear garden.









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/WWY306539

Tenure: Freehold



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