



Connells

Little Ganett
Welwyn Garden City



Property Description

A spacious and well presented extended family home located in the popular 'Hall Grove' area of the town. The property offers well planned living space over three floors and comprises of a ground floor cloakroom, study area, 17' lounge, fitted kitchen/diner, two double bedrooms, family bathroom on the first floor and a master bedroom with ensuite on the second floor.

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

13' 10" max x 5' 10" (4.22m max x 1.78m)

Stairs to the first floor with under stairs storage space. Radiator. Doors to rooms.

Study Area

7' 3" x 5' 4" (2.21m x 1.63m)

Tiled flooring. Archway leading through to the Kitchen.

Kitchen

15' 7" x 7' 4" (4.75m x 2.24m)

Range of wall and base units with a built in oven and hob and fridge/freezer. Space for washing machine. Sink unit with drainer to the

side. Window and door leading out to the rear garden. Radiator.

Lounge

17' max x 10' 11" (5.18m max x 3.33m)

Window to the front. Radiator. Door to Kitchen/Diner.

First Floor Landing

Window to rear. Two radiators. Storage cupboard. Doors to rooms.

Bedroom Two

15' 2" x 9' 3" (4.62m x 2.82m)

Window to the rear. Radiator.

Bedroom Three

15' 7" x 9' 3" (4.75m x 2.82m)

Window to the rear. Radiator. Fitted wardrobes.

Bathroom

Suite comprising of a bath with shower over and shower screen, wash hand basin and WC. Heated towel rail.

Second Floor Landing

Cupboard space. Door to Master Bedroom.

Master Bedroom

13' 9" x 11' max (4.19m x 3.35m max)

Two skylight windows. Radiator and fitted wardrobes.

En-Suite To Master

Suite comprising of a WC, wash hand basin and shower cubicle. Cupboard housing gas boiler.

Front Garden

Mainly laid to lawn with hedging to the boundaries.

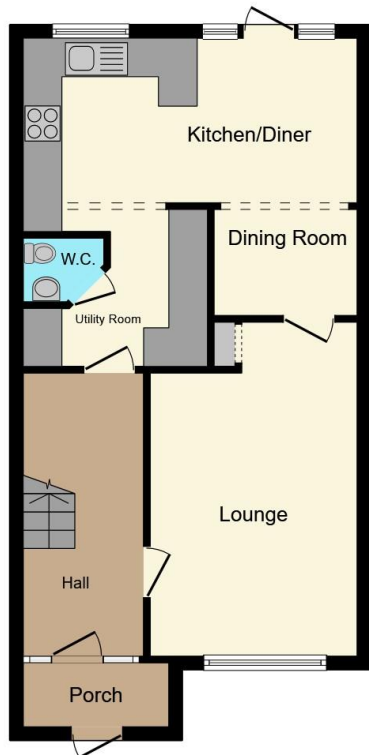
Rear Garden

Mainly laid to lawn with flowers and shrubs to borders and a patio area adjoining the property. Fencing to the boundaries.

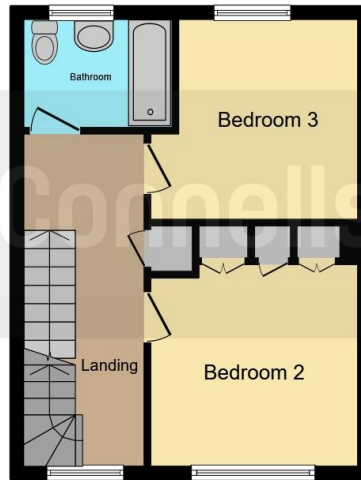








Ground Floor



First Floor



Second Floor

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

Tenure: Freehold

view this property online connells.co.uk/Property/WWY306549



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Property Ref: WWY306549 - 0007