



Connells

Katescroft
Welwyn Garden City



Property Description

Located in a tucked away position, within a popular cul-de-sac is this extended three double bedroom end of terrace family home, which is being offered with no onward chain. This spacious house briefly comprises of an open plan reception area, downstairs cloakroom, kitchen, great size lounge and dining room with solid wood flooring. The first floor has three double bedrooms, with bathroom and separate cloakroom. The rear garden has been developed by the current owner into an entertaining area which has a covered seating area, outside and indoor bar.

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. Porthole window. Under stairs storage cupboard and cloaks cupboard. Door to Lounge and Cloakroom.

Cloakroom

Suite comprising of a WC and wash hand basin. Space for tumble dryer. Radiator.

Lounge

19' 9" x 12' 5" (6.02m x 3.78m)

Window to front. Two radiators. Solid wood flooring.

Dining Room

18' 2" x 10' 9" reducing to 9'3" (5.54m x 3.28m reducing to 9'3")

Two french doors leading out to the rear. Concealed radiator. Inset ceiling spotlights. Solid wood flooring.

Kitchen

9' 5" x 9' 3" (2.87m x 2.82m)

Range of wall and base units with complimentary worktops over. Single drainer sink unit with mixer taps. Space for fridge/freezer. Space for cooker with extractor hood and splashback. Opening through to the Dining Room.

Landing

Cupboard housing gas boiler. Doors to rooms.

Master Bedroom

13' 11" x 9' 7" (4.24m x 2.92m)

Window overlooking the front. Inset vanity space. Radiator.

Bedroom Two

15' 1" x 9' 4" (4.60m x 2.84m)

Window to the front and side. Radiator. Fitted wardrobes.

Bedroom Three

9' 5" x 9' 9" reducing to 6'5" (2.87m x 2.97m reducing to 6'5")

Window to the rear. Radiator.

Bathroom

White suite comprising of a bath with shower over and wash hand basin. Radiator. Window to the rear.

Separate Wc

WC. Window and radiator.

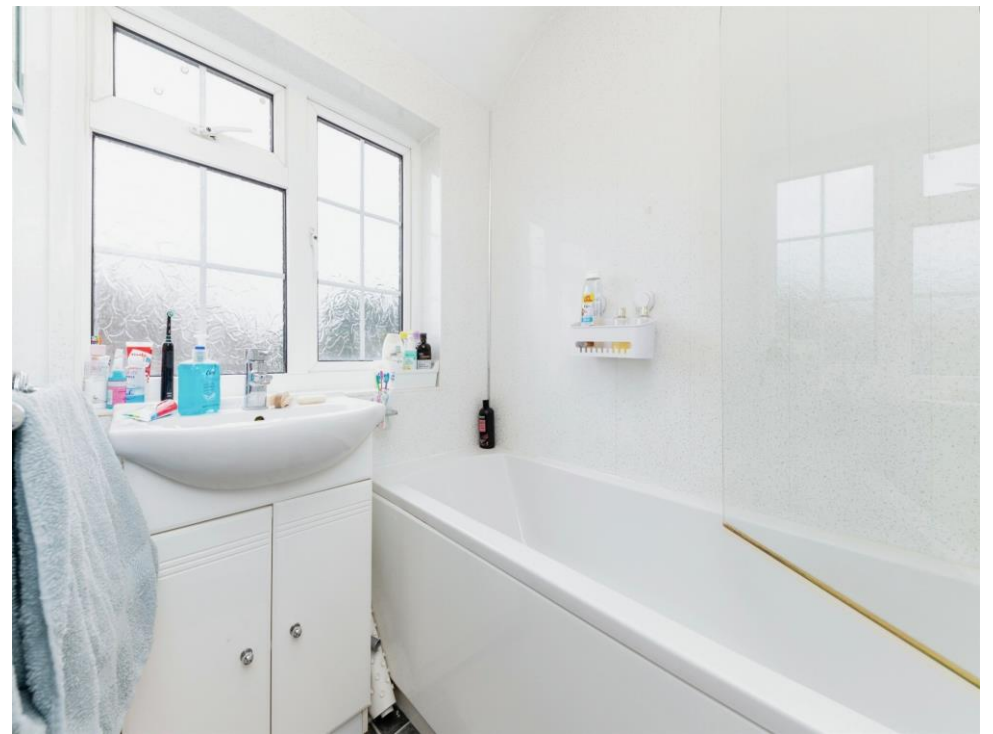
Rear Garden

Covered decked entertaining area with lighting. Timber framed shed. Raised feature pond. Laid with artificial grass. A feature of the garden is the inside and outside bar. Further storage area.

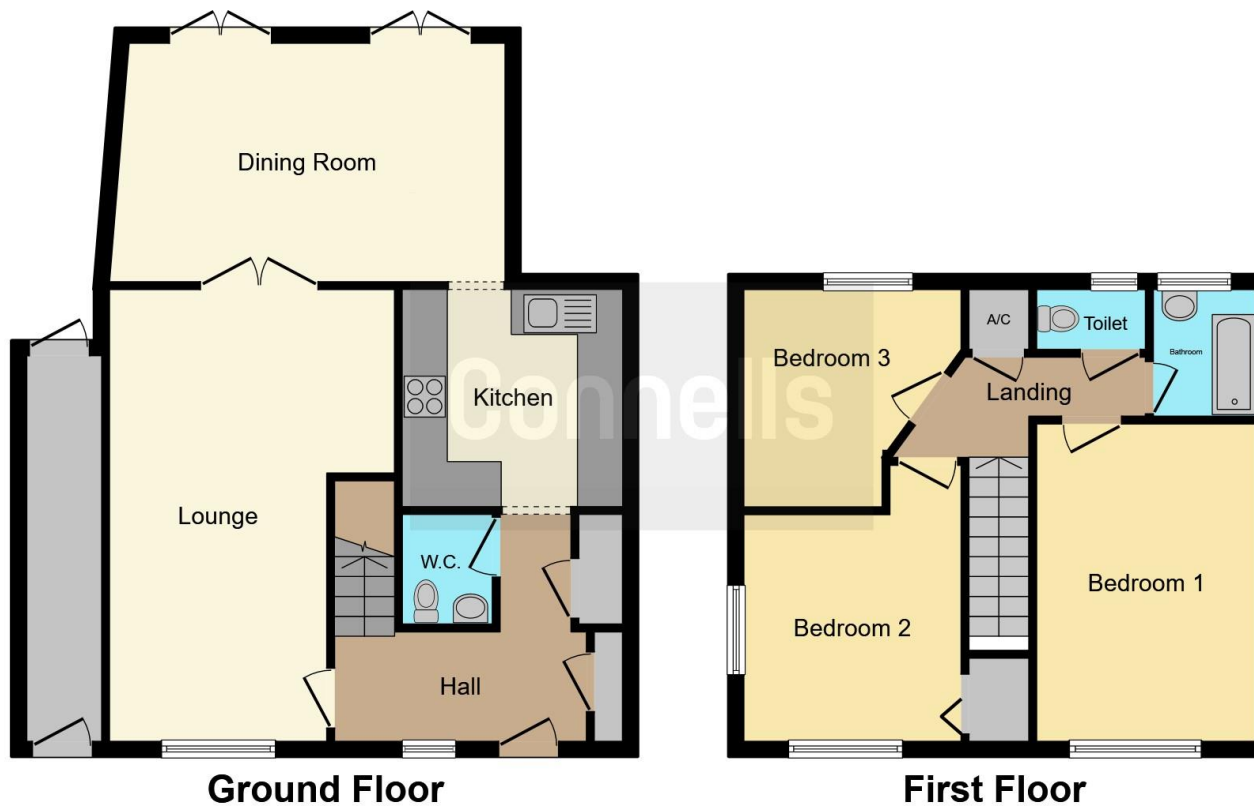
Front Garden

Shingled with a hedge to boundaries and pathway to the front door. Covered entrance to side of the house which runs from the front garden into the back garden that is fully secure.









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.

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EPC Rating: C

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Tenure: Freehold



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