



Connells

The Squirrels
WELWYN GARDEN CITY

The Squirrels WELWYN GARDEN CITY AL7 2JH

for sale offers over
£350,000



Property Description

This spacious home offers fantastic accommodation over two floors. The ground floor comprises of a lounge/diner, conservatory, refitted kitchen which features a range of modern worktops and cupboards. Upstairs there are two double sized bedrooms. Other features of the property include private parking for one car, a front garden area with excellent storage space to the side and double glazing. At the back of the property a private garden can be found with a shed and a great sized lawn area. This property is offered for sale in great condition, a must view

Entrance Hall

Double glazed door to the front. Understairs cupboard and wood laminate flooring.

Lounge

16' 3" x 11' 6" (4.95m x 3.51m)

Double glazed French doors. Radiator, wood laminate, telephone and TV point.

Kitchen

10' 5" x 5' 4" (3.17m x 1.63m)

Double glazed window to the front. Fitted kitchen with a range of wall and base units. Sink/drain, tiling and lino. Oven, hob, cooker and cooker hood. Fridge freezer and plumbing for washing machine.

Conservatory

9' 2" x 10' 3" (2.79m x 3.12m)

UPVC construction, window to the rear and laminate flooring.

Landing

Stairs from ground floor, loft access, airing cupboard and carpet.

Bedroom One

11' 6" x 9' 1" (3.51m x 2.77m)

Double glazed window to the rear, fitted wardrobes and carpet

Bedroom Two

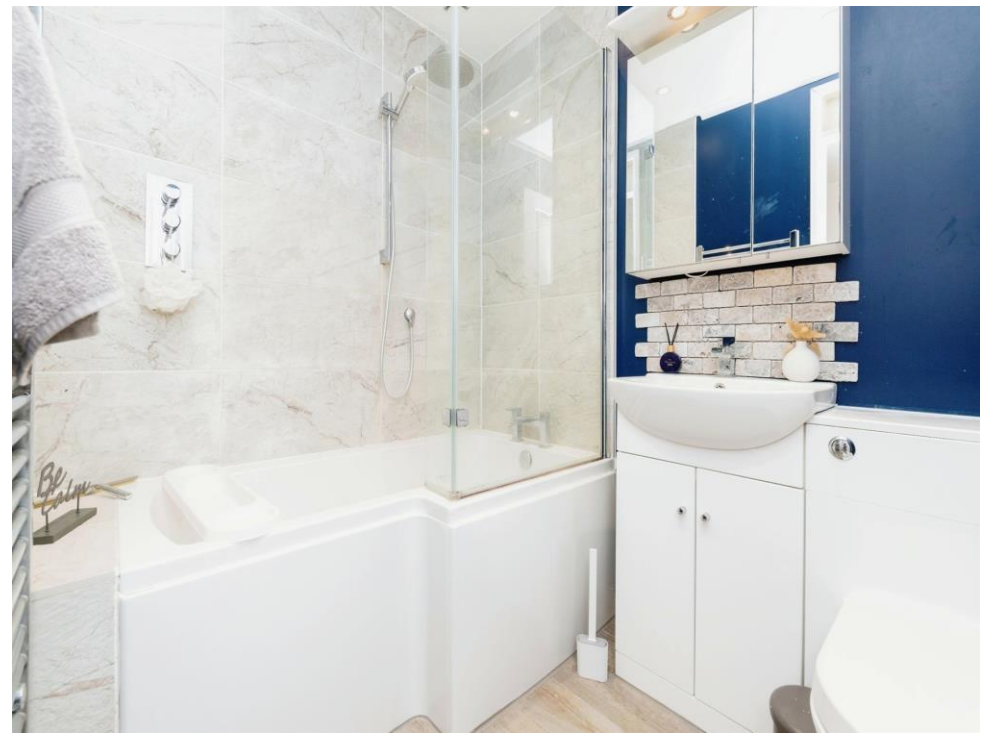
11' 6" x 8' 4" (3.51m x 2.54m)

Double glazed window to the front, carpet and door to airing cupboard.

Bathroom

Wash hand basin, extractor fan and WC. bathtub with shower, WC and heated towel rail. Inset spotlights to ceiling.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY306601



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY306601 - 0007