



Connells

Rosedale
Welwyn Garden City



Property Description

Welcome to your tranquil oasis - a three bedroom extended semi-detached home nestled in a serene setting backing onto lush woodland. Step inside to discover a harmonious blend of modern comforts and natural beauty. The spacious living area invites you to unwind, with large windows framing views of the verdant surroundings. The extended layout offers versatile living spaces, perfect for family gatherings or quiet evenings at home. The well-appointed kitchen boasts ample storage and sleek finishes, making meal preparation a pleasure. Upstairs, three cosy bedrooms provide restful retreats, while the master bedroom offers a private sanctuary with scenic views. Outside a garage and driveway provide convenient parking, whilst the expansive backyard beckons for outdoor enjoyment and relaxation. With nature as your backdrop and modern amenities at your fingertips, this home offers a peaceful retreat from the bustle of everyday life.

Entrance Hall

Cloakroom WC and hand basin

Lounge

10' 4" x 15' 2" (3.15m x 4.62m)
Wood Flooring, fireplace

Kitchen / Family Room

16' 4" x 27' 8" (4.98m x 8.43m)
Wood Laminate flooring, island, extractor fan and dish washer and two patio doors leading to the rear garden.

Utility Room

9' 1" x 5' 9" (2.77m x 1.75m)

Landing

Bedroom One

15' 3" x 10' (4.65m x 3.05m)
Carpeted and double glazing

Bedroom Two

11' 4" x 12' (3.45m x 3.66m)
Carpeted and double glazing

Bedroom Three

8' x 8' 7" (2.44m x 2.62m)

Carpeted and double glazing

Bathroom

Bath, mixer taps and hand basin

Rear Garden

Laid to lawn with a garden room









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/WWY306520



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: WWY306520 - 0007