



Connells

Queens Avenue
WELWYN GARDEN CITY



Property Description

Modern family home situated in a highly sought after development on the South side of the town. Offering three good size bedrooms with en-suite to master. Garage and off street parking. Extremely well presented throughout with bright spacious accommodation. Situated closed to woodland reserve and popular school.

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. Under stairs storage cupboard. Doors to rooms.

Cloakroom

Suite comprising of a WC and wash hand basin. Radiator. Window to the front with obscure glass.

Kitchen/diner

16' 6" x 8' 9" (5.03m x 2.67m)

A modern bright room with a range of wall and base units with work surfaces over. Integrated oven and hob with extractor over. Integrated fridge/freezer. Single drainer sink unit with mixer tap and drainer to the side. Space for washing machine. Tiled flooring throughout. DINING AREA: Window to the front. Radiator.

Lounge

16' 2" x 12' 5" (4.93m x 3.78m)

A bright spacious room with French doors leading out to the rear garden. Two radiators. Laminate wood flooring.

Landing

Cupboard. Doors to rooms.

Master Bedroom

16' 2" x 12' 7" (4.93m x 3.84m)

A bright airy bedroom with two windows overlooking the rear garden. Radiator. Built in wardrobes. Door to en-suite.

Ensuite Shower

10' 6" x 5' 6" (3.20m x 1.68m)

Suite comprising of a large walk in shower with glass doors, WC and a wash hand basin with mixer taps. Radiator/heated towel rail. Tiled walls and floors. Window to the rear with obscure glass.

Bedroom Two

13' 6" x 10' 2" (4.11m x 3.10m)

Window to the front. Radiator.

Bedroom Three

12' 8" x 8' 7" (3.86m x 2.62m)

Window to the front. Radiator.

Bathroom

Suite comprising of a low level WC, wash hand basin with mixer tap and a panel bath with shower over and glass shower screen. Fully tiled walls and floor. Window overlooking the front.

Rear Garden

Mainly laid to lawn with fencing to the boundaries. 'L' shaped patio area adjoining the property and leading up the side of the garden.

Garage

Two parking spaces to the front of the garage.

Estate Charge for the property that is £64.62 per quarter.

It covers Ground Maintenance, External Electrics, contribution towards Public Liability Insurance and Directors and Officers

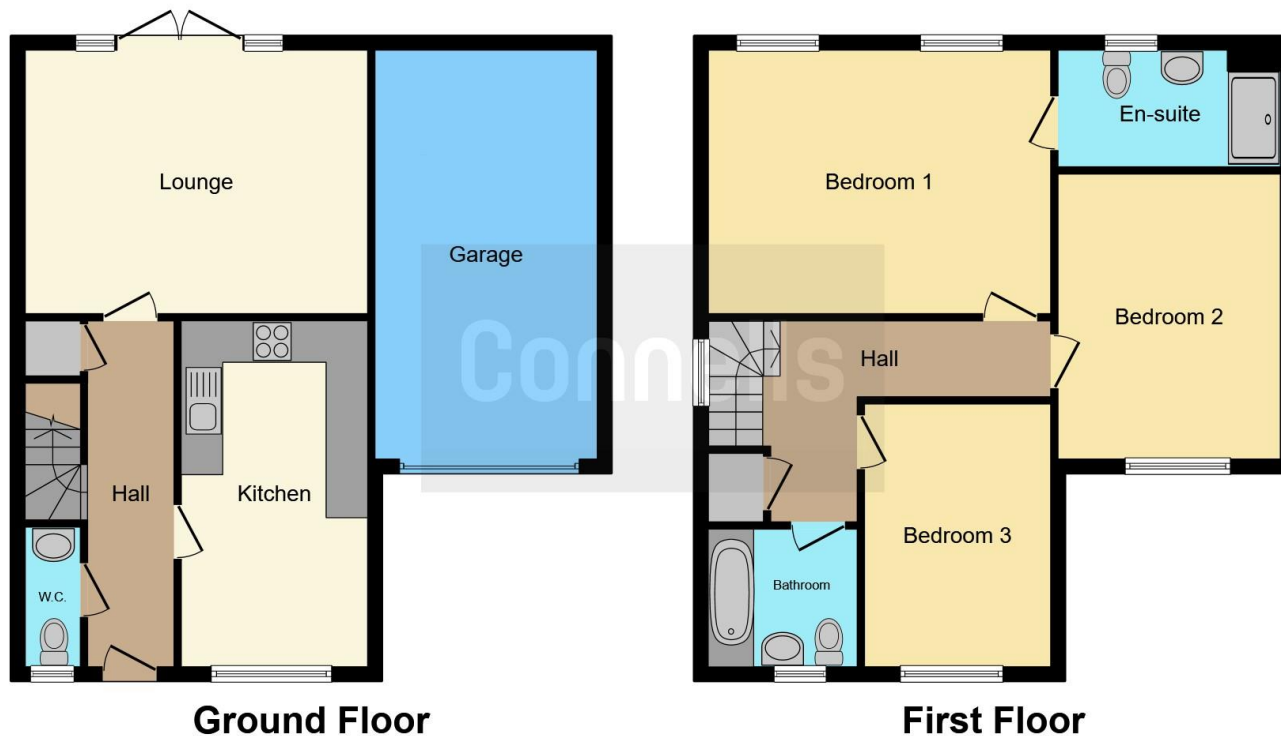
Insurance.

The property also has access to a Visitors bay but a permit must be displayed.









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

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

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: B

Tenure: Freehold

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