



Connells

Dodwood
WELWYN GARDEN CITY



Property Description

This lovely two-bedroom family home is a must see, located in a quiet cul-de-sac. This property benefits from a well-kept good-sized garden, two bedrooms and dining room. With easy access to the M25 and a short drive to the train station, with trains to London Kings Cross in under 30 minutes.

Located just 25 minutes from London in vibrant central Hertfordshire, Welwyn is home to a wealth of culture and history, excellent sport and leisure facilities, beautiful countryside, and great transport links.

Entrance Hall

Double glazed door and stairs to the first floor, radiator, understairs space, side lobby, wooden doors to front and rear and door into brick-built storeroom.

Lounge

15' 1" x 11' 1" (4.60m x 3.38m)
Double glazed window to the rear, log burner, TV point and radiator

Dining Room

8' 11" x 8' 11" (2.72m x 2.72m)
Double glazed window to the rear

Kitchen

9' 2" x 8' 1" (2.79m x 2.46m)
Double glazed window to the front, cupboards wall and base level, gas hob with extractor fan and electric oven, stainless steel sink and drainer, plumbing for washing machine and dish wash, built in pantry.

Landing

Loft access, double glazed window to the front.

Bedroom One

12' 10" x 9' 1" (3.91m x 2.77m)
Double glazed window to the rear, built in wardrobe and radiator.

Bedroom Two

12' 10" x 9' (3.91m x 2.74m)
Double glazed window to the rear, built in wardrobe and radiator.

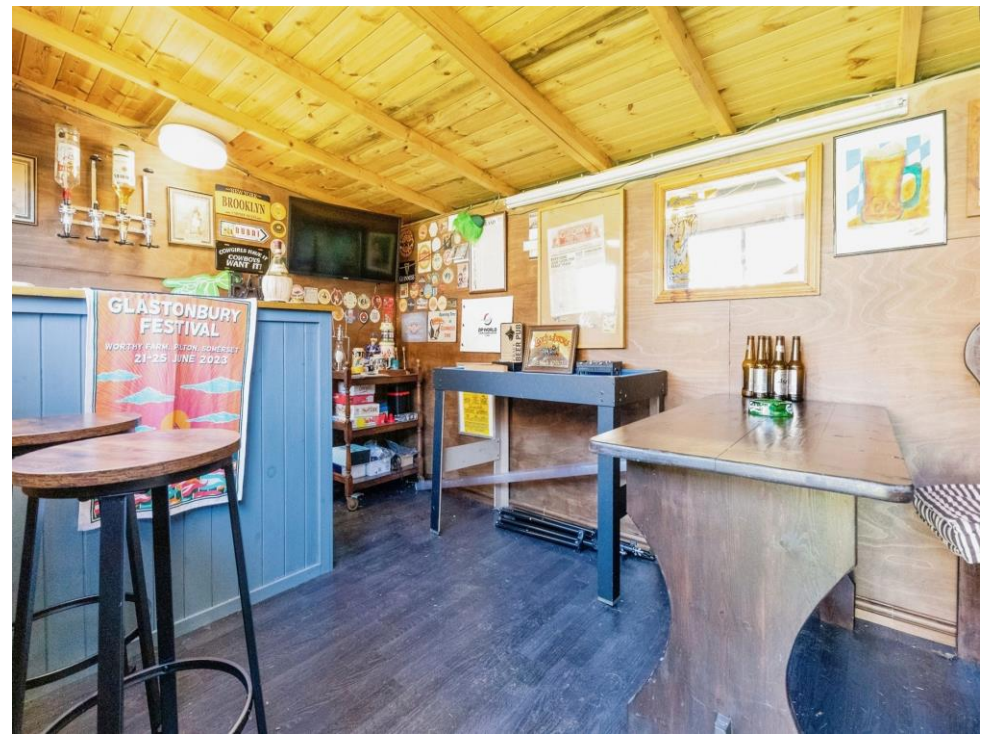
Bathroom

Double glazed window to the front, bath with shower attachment and shower unit over, part tiled walls with Separate WC, wash basin and radiator.

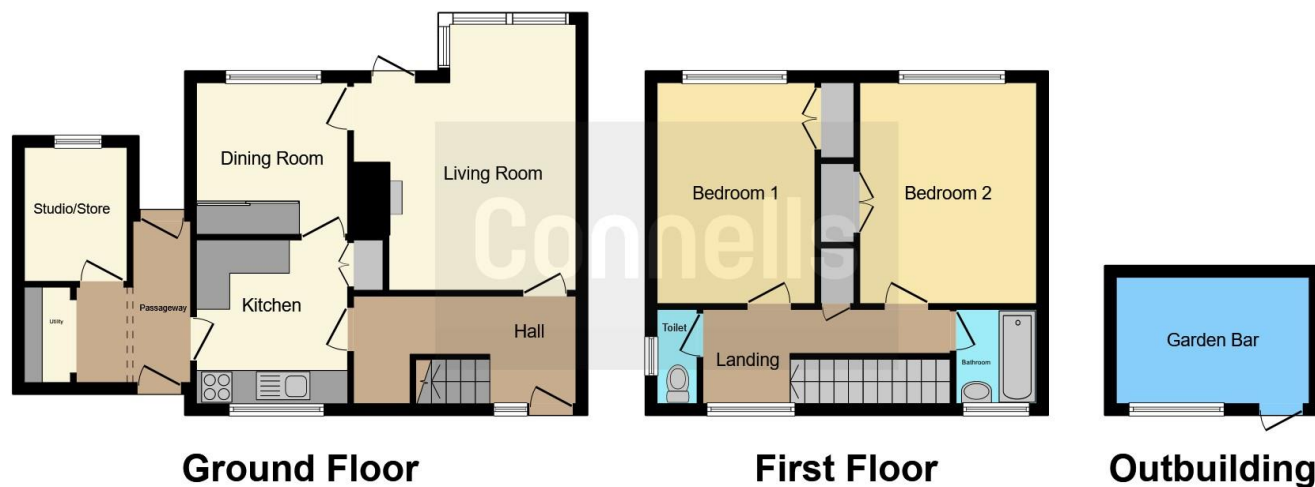
Rear Garden

Laid to lawn and paved patio, outside power point, shed with light and power set up as a bar and entertainment room and additional shed for storage.









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

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EPC Rating: D

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Tenure: Freehold



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