



**Connells**

Daniells  
Welwyn Garden City



## Property Description

This stunning, three bedroom, mid terrace home is located in Daniells in Welwyn Garden City. The property benefits from a kitchen, lounge and downstairs WC, upstairs you have three bedrooms and a bathroom. To the outside there is off road parking for two cars and a garage for extra parking, to the rear there is a lovely garden which backs onto the school playing fields for your children to enjoy all year round.

### Entrance Hall

UPVC door with access to cloakroom,

### Cloakroom

Suite comprising low level WC and wash hand basin.

### Kitchen

15' x 10' 9" ( 4.57m x 3.28m )

Double glazed window to front, range of floor and wall mounted units, stainless steel sink and drainer, electric integrated oven with electric double oven and extractor fan, space for fridge and freezer, exposed wooden beams to ceiling, door to garage.

### Lounge

16' 9" x 18' 1" ( 5.11m x 5.51m )

Double glazed sliding patio door to rear, stairs rising to first floor landing, warm air heating vent and feature fireplace.

## First Floor

### Bedroom 1

19' x 9' ( 5.79m x 2.74m )

Double glazed window to front, fitted wardrobes.

### Bedroom 2

11' 4" x 11' 5" ( 3.45m x 3.48m )

Double glazed window to rear, built in storage cupboard, warm air heating vent.

### Bedroom 3

7' 5" x 11' 5" ( 2.26m x 3.48m )

Double glazed window to rear.

### Bathroom

8' 10" x 5' 9" ( 2.69m x 1.75m )

low level WC, wash hand basin, fully tiled, tiled flooring, wall mounted heated towel rail, bath with shower over.

## External

### Front Garden

Block paved driveway providing off road parking two cars, access to garage, brick retaining wall to side

### Rear Garden

Block paved patio, fence surround, laid to

lawn area, shed, cold water tap







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](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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