



Connells

Langstone Ley
Welwyn Garden City

Langstone Ley Welwyn Garden City AL7 1FQ

for sale
£430,000



Property Description

PUBLIC NOTICE

ADDRESS - 18 Langstone Ley, Welwyn Garden City, Herts, AL7 1FQ

We are acting in the sale of the above property and have received an offer of £437,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C

A CHAIN FREE three-bedroom modern terraced property in this convenient location situated within easy walking distance of Morrisons and 1.2 miles from the TOWN CENTRE and TRAIN STATION.

Situated over three floors, this property benefits from a downstairs cloakroom, kitchen/diner and lounge on the ground floor, with two bedrooms and a family bathroom on the first floor, and a master bedroom with en-suite shower room and dressing area with fitted wardrobes.

Externally there is an enclosed rear garden with a GARAGE to the rear.

Entrance Hall

Double Glazed front door, stairs to the first floor, radiator, door to cloakroom, kitchen/diner and lounge.

Cloakroom

Low level w/c, wash hand basin, radiator, wall-based fuse box.

Lounge

14' 11" x 10' 10" plus door recess (4.55m x 3.30m plus door recess)

Double glazed French doors into rear garden, double glazed window to the rear, two radiators, understairs cupboard, TV and telephone points.

Kitchen/Diner

15' 3" x 8' 4" (4.65m x 2.54m)

Stainless Steel sink and drainer with one and a half bowls. Cupboards at wall and base level, rolled edge work surfaces, gas hob, oven and extractor fan over. plumbing for washing machine, integrated fridge freezer, plumbing for dishwasher, cupboard housing gas boiler, radiator, double glazed window to the front.

Landing

Stairs to ground floor and up to second floor, built in airing cupboard.

Bedroom 2

14' 10" x 9' 11" (4.52m x 3.02m)

Positioned on the first floor, two double glazed window to the rear, radiator, range of built in wardrobes, telephone point.

Bedroom 3

13' 11" max x 7' 11" max (4.24m max x 2.41m max)

Double glazed window to the front, radiator, telephone point

Bathroom

Positioned on the first floor, panelled bath with mixer taps and shower attachment, Low level w/c, radiator, pedestal wash hand basin, radiator, shower point, frosted double glazed window to the front, part tiled walls.

Second Floor

Bedroom 1

14' 1" x 11' 3" plus recess (4.29m x 3.43m plus recess)

Positioned on the 2nd floor. Two double glazed windows to the front, radiator, TV point, loft access open into dressing area with a range of fitted wardrobes.

En Suite

Shower cubicle, low level w/c, wash hand basin, radiator, shaver point, frosted double glazed window to the rear, part tiled walls.

External

Rear Garden

Paved patio, laid to shingle, gated rear access, outside tap, outside light.

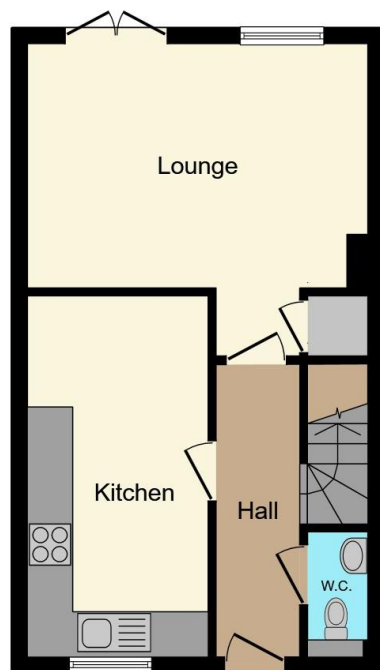
Garage

In a bloc of two to the rear with parking in front.

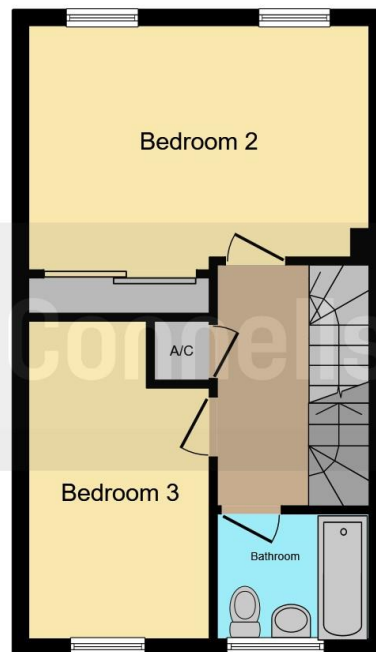




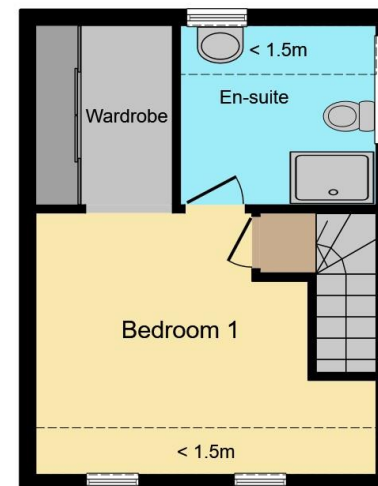




Ground Floor



First Floor



Second Floor

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: C

view this property online connells.co.uk/Property/WWY307062

Tenure: Freehold



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.

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