



**Connells**

Appletree Way  
Welwyn Garden City





### Property Description

Connells are PROUD to present this UNIQUE three-bed house which is in the popular Panshanger area of Welwyn Garden City. This property includes a En-Suite to the master, three bedrooms all with fitted wardrobes and an allocated parking space to the front.

This is a MUST SEE property so call us to BOOK YOUR SLOT!

### Entrance Hall

Frosted double glazed windows to the front, radiator, stairs.

### Cloakroom

Low Level W/c, Radiator, Frosted double glazed window to the rear, Radiator. TV point and telephone point, Carpeted.

### Kitchen

16' 2" x 7' 7" ( 4.93m x 2.31m )

Cupboards at high and low level, Stainless steel sink and drainer, double glazed window to the front, Integrated washing machine, dishwasher, fridge freezer, electric oven with gas hob, room for dining table. radiator.

### Landing

Loft access, radiator, Double glazed window to the side, cupboard housing the boiler.

### Bedroom 1

8' 2" x 12' 8" ( 2.49m x 3.86m )

Radiator, double glazed door to balcony, carpets, balcony has glass surround.

### Bedroom 2

8' 2" x 8' 1" ( 2.49m x 2.46m )

Radiator, double glazed window to the rear, carpets.

### Bedroom 3

6' 5" x 9' 1" ( 1.96m x 2.77m )

Carpet, storage, double glazed window to the front, radiator.

### Bathroom

Heated towel rail, integrated shower, w/c, frosted double glazed window to the rear, basin.

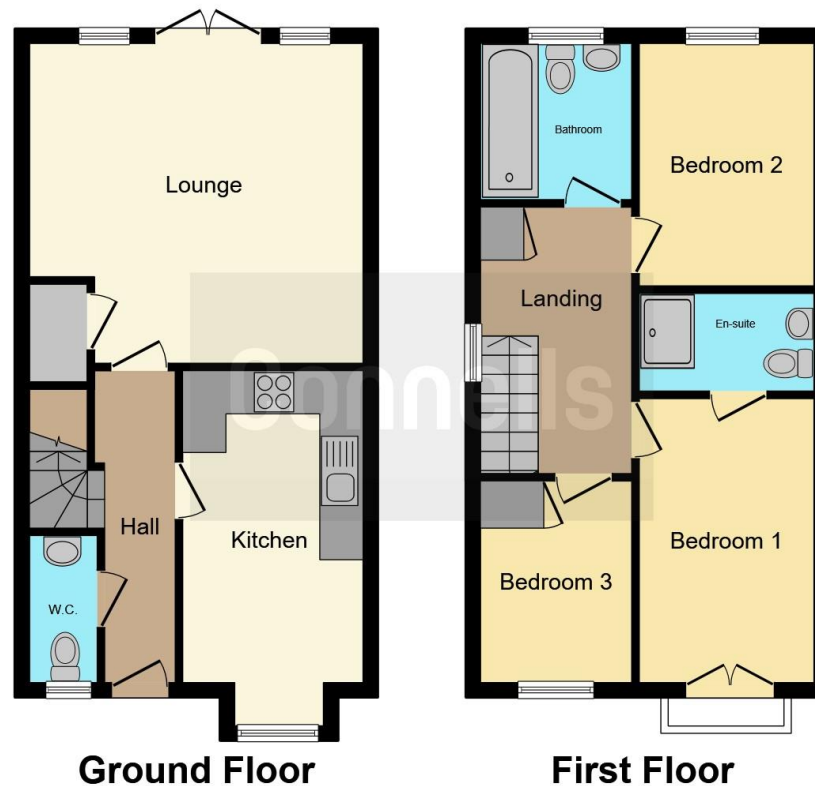












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WWY307073](http://connells.co.uk/Property/WWY307073)**



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