



**Connells**

Howlands  
Welwyn Garden City



# Howlands

## Welwyn Garden City AL7 4HG

for sale  
**£400,000**



### Property Description

Connells are proud to present to market, this THREE BEDROOM, CHAIN FREE terraced property which is in a popular residential area of Welwyn Garden City. It boasts of THREE good sized bedrooms, driveway for ONE car and a good-sized kitchen with room for dining table. This is also in a good walking distance of the local hospital, Queen Elizabeth II and local amenities.

This property has a great catchment area for Creswick and Commonswood Schools.

THIS IS A MUST-SEE PROPERTY!!

CALL TO BOOK YOUR VIEWING TODAY!

### Entrance Hall

Radiator and stairs

### Lounge

10' 4" x 19' 4" (3.15m x 5.89m)

Double glazed window to the rear with sliding door. Gas fireplace, carpet, TV and telephone points, radiator

### Kitchen

11' 5" x 16' 1" (3.48m x 4.90m)

Cupboards at high and low level, gas hob and electric oven, room for fridge freezer, washing machine, radiator, double glazed window to the rear with double glazed door. Vinyl flooring

### First Floor

#### Bedroom 1

10' 9" x 13' 8" (3.28m x 4.17m)

Two double glazed windows to the front, radiator, overstairs storage, carpet.

#### Bedroom 2

8' 2" x 13' 4" (2.49m x 4.06m)

Double glazed window to the front, radiator, carpet.

#### Bedroom 3

8' 1" x 10' 6" (2.46m x 3.20m)

Double glazed window to the rear, radiator, carpet.

### Bathroom

Frosted double glazed window to the rear, walk in electric shower, basin, Low level W/C,

### Rear Garden

Laid to lawn with patio to the front, established shrubs, outside tap, shed and greenhouse.

### Parking

One space.

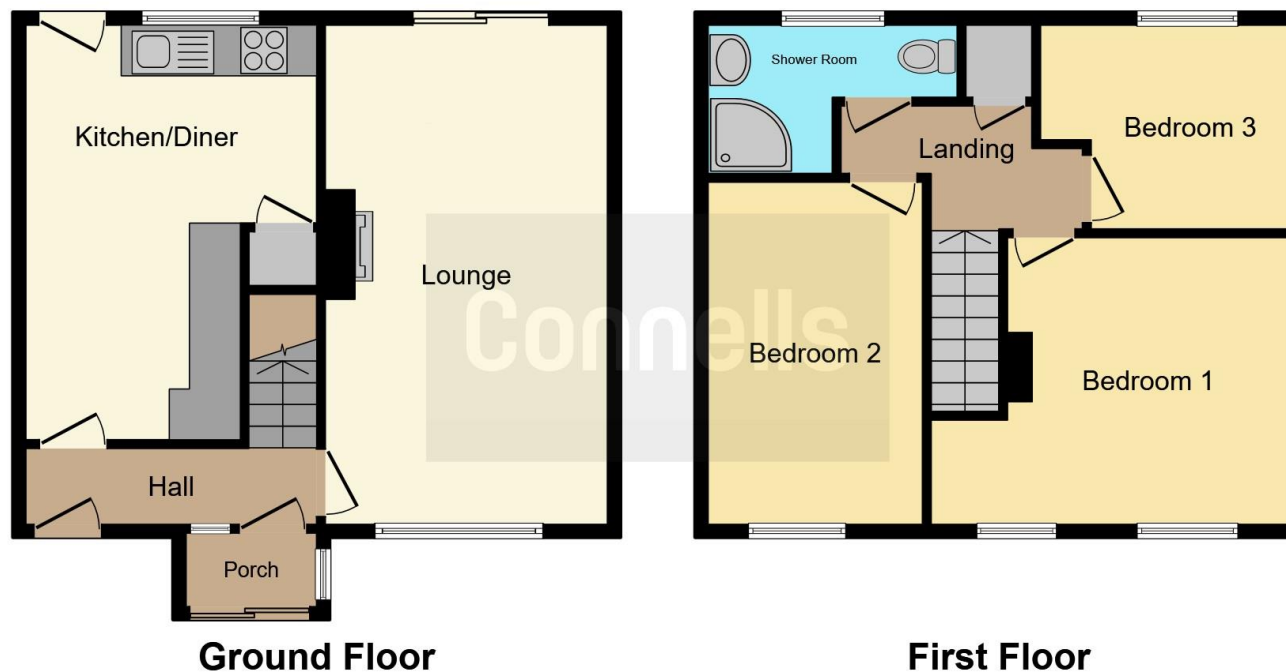












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**T 01707 322 903**  
**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WWY307104](http://connells.co.uk/Property/WWY307104)



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