



Connells

Salisbury Road
Welwyn Garden City

Salisbury Road Welwyn Garden City AL7 3SB

for sale offers in excess of
£440,000



Property Description

Connells are delighted to present to the market, this THREE bedroom terrace home which has been EXTENDED, modern KITCHEN, EN SUITE to the master and shared ACCESS from the front to the rear. This is located in a popular area of Welwyn Garden City with good walking distance to local schools such as Swallow Dell and Holwell Primary, short distance to the Town Centre and Train Station.

The owners have modernised the property to a good standard, so this is a MUST SEE property!!

Please call 01707 322 903 in order to come and visit this property.

Entrance Hall

Frosted double glazed door to the front, radiator, stairs,

Cloakroom

Pedestal Basin, Low level w/c, boiler. Frosted double glazed window to the front.

Lounge

14' 9" x 11' 7" (4.50m x 3.53m)

TV and telephone points, understairs storage, archway to conservatory, radiator, ceiling spot lights.

Kitchen

9' 2" x 9' 9" (2.79m x 2.97m)

Cupboards at high and low level, stainless steel sink and drainer, gas hob, electric oven, double glazed window to the front, extractor fan, room for Dishwasher, washing machine, fridge freezer.

Downstairs Bathroom

Frosted double glazed window to the rear, basin cupboard, low level w/c, bathtub with integrated shower, heated towel rail.

Conservatory

9' 6" x 6' 9" (2.90m x 2.06m)

Radiator, double glazed window to the side, double glazed patio doors to the rear, skylight hallway to bathroom.

Landing

Loft access

Bedroom 1

13' 5" x 10' 6" (4.09m x 3.20m)

Radiator, double glazed window to the front, spotlights, en suite bathroom.

En Suite

Walk in shower, low level w/c, wash hand basin, heated towel rail, storage.

Bedroom 2

11' 5" x 10' 7" (3.48m x 3.23m)

Radiator, two double glazed windows to the

rear, TV point, spotlights.

Bedroom 3

8' 4" x 7' 5" (2.54m x 2.26m)

Double glazed window to the rear, radiator.

Loft Space

Partially boarded with room for extension subject to planning.

Outside

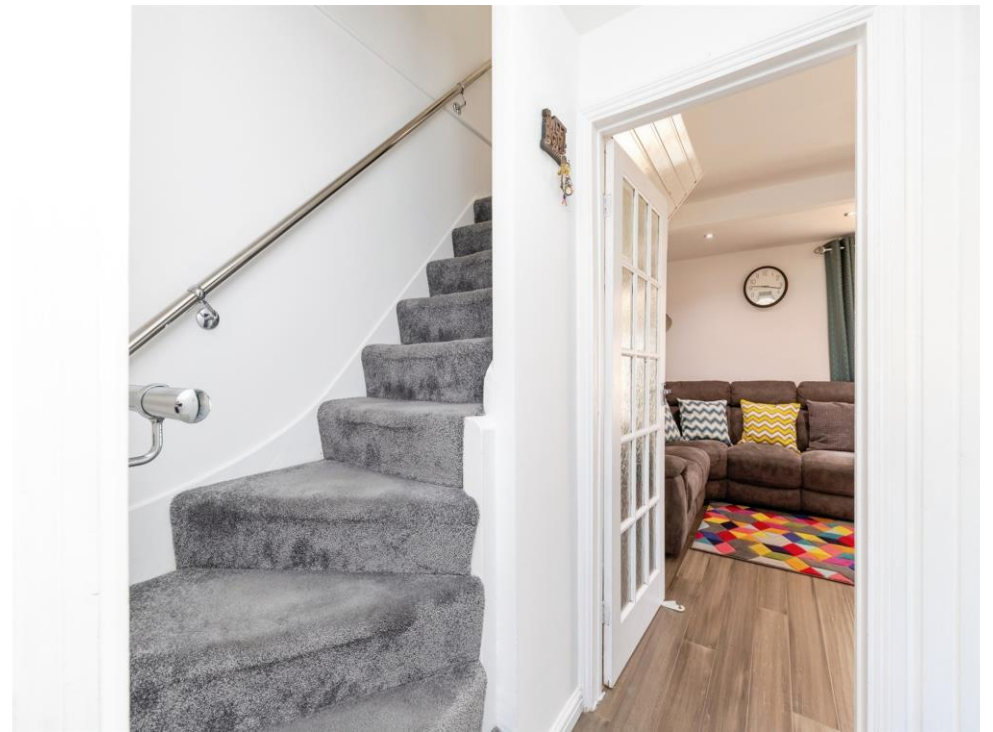
Front Garden

Shared pathway, laid to lawn, path to front door, shed, side access from front to back.

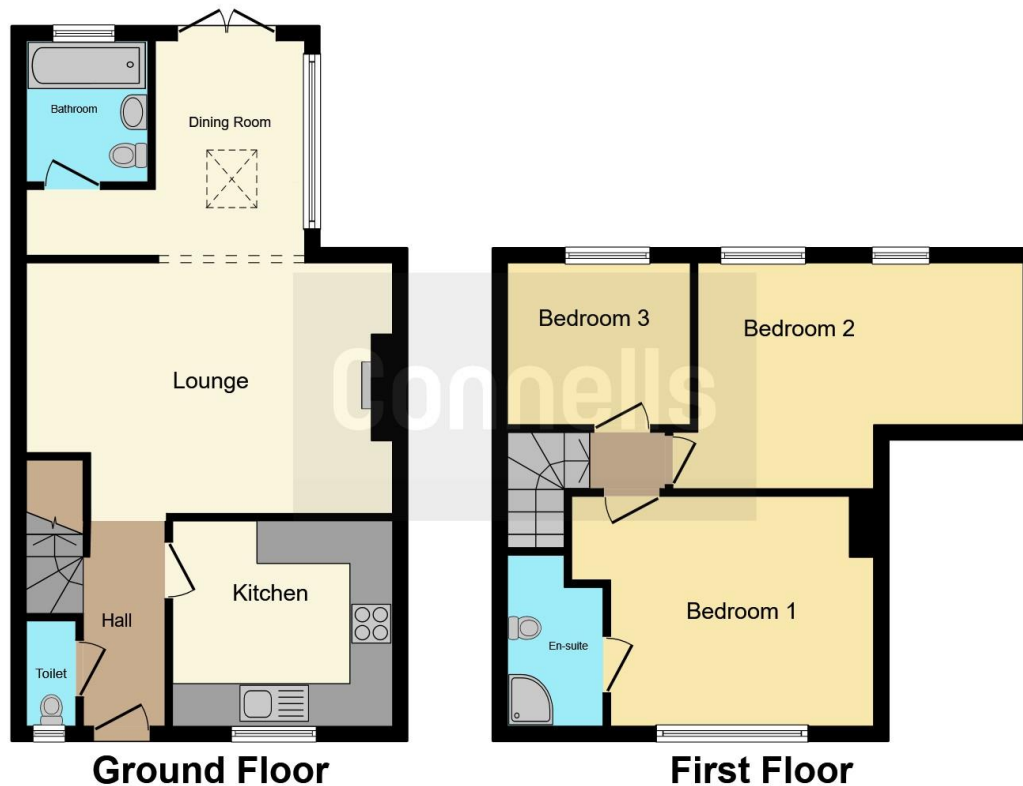
Rear Garden

Shared side access, laid to lawn, patio block paved, shrubs.









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307141



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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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