



Connells

The Paddocks
Welwyn Garden City

The Paddocks Welwyn Garden City AL7 2BW

for sale offers in excess of
£600,000



Property Description

A well presented, comfortable and versatile family home located in the ever popular Panshanger area. To the ground floor is a spacious and welcoming entrance hall, open plan living space with modern kitchen with integrated appliances, dining and lounge areas. There is the added benefit of an additional ground floor room which could be used as an additional bedroom, home gym or study to name a few with a shower room off of it, and French doors out onto the garden.

To the First Floor is a master bedroom with a four piece en-suite bathroom, three additional bedrooms and a further family bathroom.

Externally there is an unoverlooked rear garden with raised decking area, and to the front a bloc paved driveway for three cars. A MUST SEE!!!

Entrance Hall

Double glazed front door, radiator, stairs to first floor landing.

Shower Room

Double glazed window, tiled flooring, shower cubicle, low level w/c, wash hand basin.

Lounge

10' 3" x 12' 5" (3.12m x 3.78m)

Double glazed window, radiator, Television point.

Bedroom 5/Reception Room

10' 6" x 12' 4" (3.20m x 3.76m)

Double glazed French door onto rear garden, door into shower room.

Kitchen/Diner

16' 7" x 13' 5" into door recess (5.05m x 4.09m into door recess)

Double glazed window, tiled flooring, sink and drainer unit, integrated oven and hob, fridge freezer and dishwasher, spotlights, cupboards at wall and base level.

Accomodatoin First Floor

Bedroom 1

10' 2" x 16' 7" (3.10m x 5.05m)

Double glazed window, radiator.

En-Suite

Double glazed window, Four piece suite comprising of freestanding bathtub, wash hand basin, low level w/c, shower cubicle, radiator, extractor fan.

Bedroom 2

15' 8" x 7' 9" (4.78m x 2.36m)

Two double glazed windows, fitted wardrobes, radiator, loft access.

Bedroom 3

10' 4" max x 10' 3" max (3.15m max x 3.12m max)

Double glazed window, radiator, built in cupboard.

Bedroom 4

9' 3" plus door recess x 11' (2.82m plus door recess x 3.35m)

double glazed window, built in wardrobe with sliding door.

Bathroom

Double glazed window, bath with shower over and glass shower screen, low level w/c, washhand basin, heated towel rail, recessed spotlights.

Outside

Front Garden

Bloc paved driveway, access to garage.

Rear Garden

Raised decked patio area, laid to lawn, mature conifer trees providing privacy to the rear, outside tap, outside power point, timber shed.

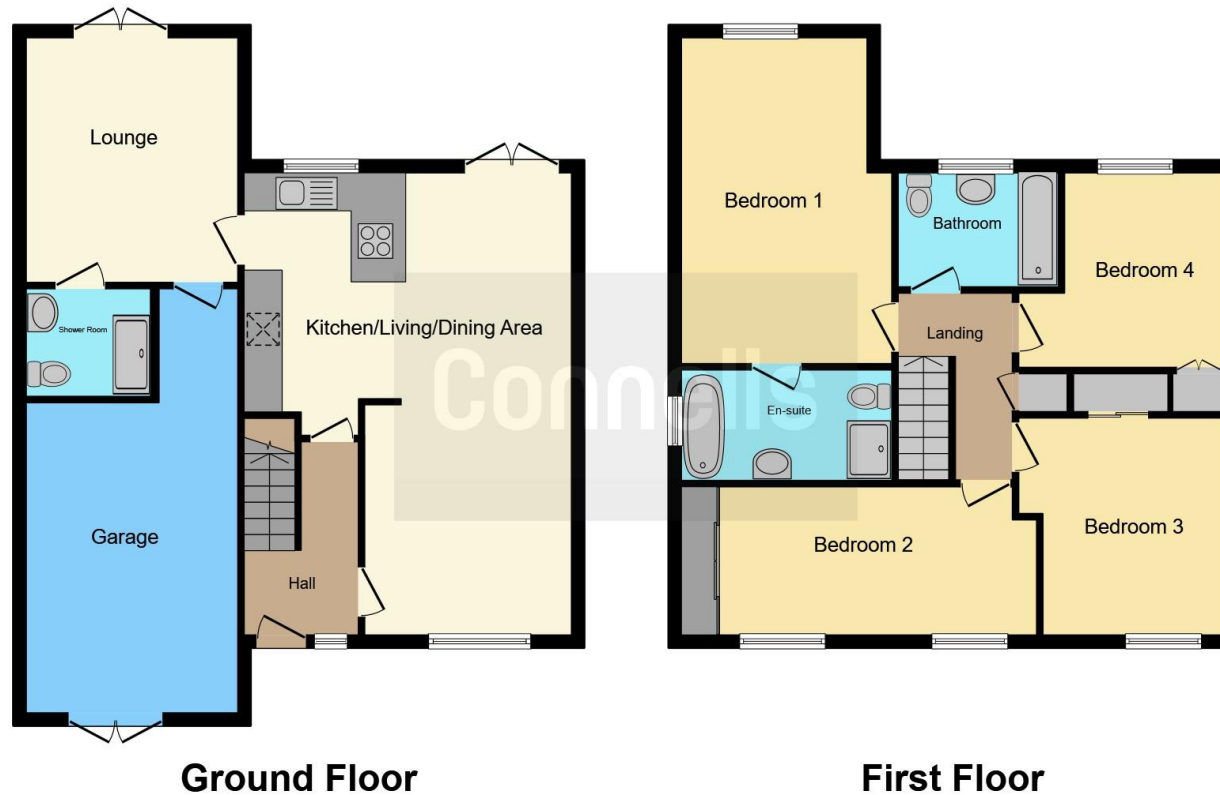
Garage

Garage with double doors.









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 Council Tax
 Band: E

Tenure: Freehold

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