



**Connells**

Beverley Gardens  
Welwyn Garden City



# Beverley Gardens Welwyn Garden City AL7 2NG

for sale offers in excess of  
**£600,000**



## Property Description

Connells are delighted to present to market, this FOUR BEDROOM DETACHED family home in the popular area of Panshanger. This lovely property benefits from a separate utility room, extended family room to the rear, en-suite and parking to the front for 3/4 cars. This is the ideal location with local schooling and good links to the A1M & B1000. This is a MUST SEE PROPERTY!!!

Please call 01707 322 903 to secure your place!!

## Entrance Hall

Radiator, PVC door, stairs.

## Cloakroom

Frosted double glazed window to the side, low level w/c, heated towel rail, pedestal basin.

## Lounge

12' 5" max x 15' 1" max (3.78m max x 4.60m max)

Radiator, television and telephone point, understairs storage, double glazed bay window to the front.

## Kitchen/Dining Room

15' 6" x 10' 11" max (4.72m x 3.33m max)

Radiator, double glazed window to conservatory, stainless steel sink and drainer, cupboards at high and low level. gas hob with

electric oven and extractor fan, room for dishwasher and fridge freezer.

## Utility Room

7' 5" max x 8' max (2.26m max x 2.44m max)

Room for washing machine, tumble dryer, high cupboards, double glazed door and window to the rear.

## Brick Built Conservatory

9' 4" x 14' 7" (2.84m x 4.45m)

Radiator, two double glazed windows to the rear, double glazed door to the side, television point, brick-built construction.

## First Floor Accommodation

## Landing

## Bedroom 1

14' 10" x 7' 6" (4.52m x 2.29m)

Radiator, double glazed window to the front, television point.

## En Suite

Low level w/c, panelled bath, integrated shower, heated towel rail, vanity unit, frosted double glazed window to the rear.

## Bedroom 2

8' 11" max x 10' 4" max (2.72m max x 3.15m max)

Radiator, double glazed window to the rear.

### Bedroom 3

8' 11" x 14' max (2.72m x 4.27m max)

Fitted wardrobes, double glazed window to the front, radiator.

### Bedroom 4/Study

9' 3" x 6' 5" max (2.82m x 1.96m max)

Radiator, double glazed window to the front, over stair cupboards, fitted units.

### Bathroom

Vanity unit, eye level mirrored cupboard, heated towel rail, walk in shower. Low level w/c frosted double glazed window to the rear.

### Outside

#### Front Garden

Artificial lawn, paving, brick paved, parking for three cars.

#### Rear Garden

Artificial lawn, shrubs, side access, arctic wooden cabin.

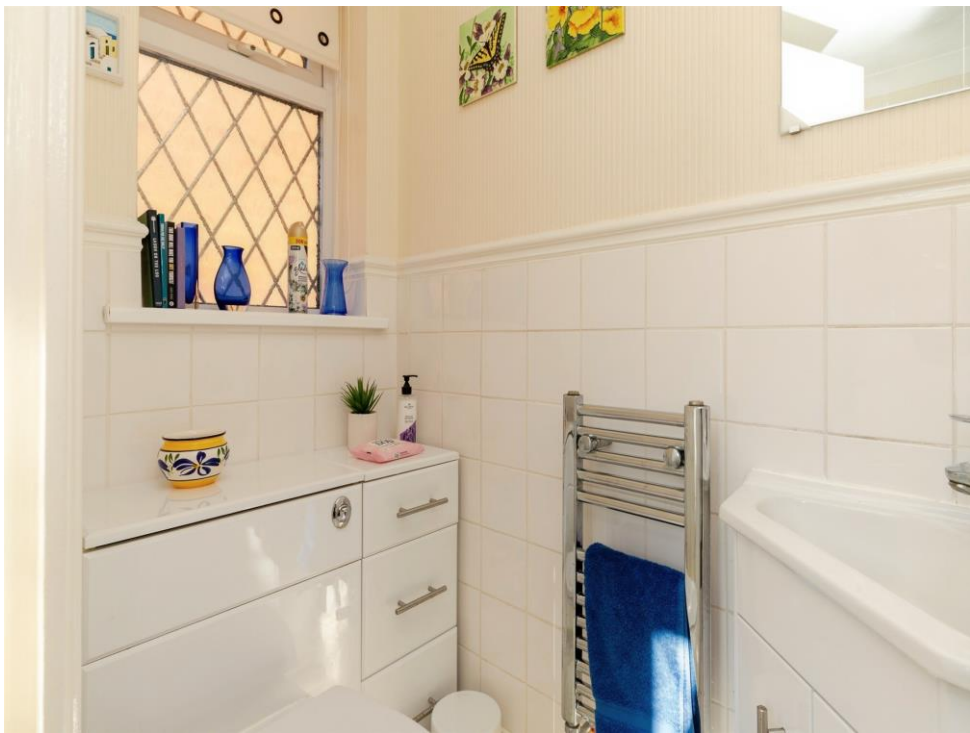
### Outbuildings

16' 4" x 7' 8" (4.98m x 2.34m)

Electric garage up and over door

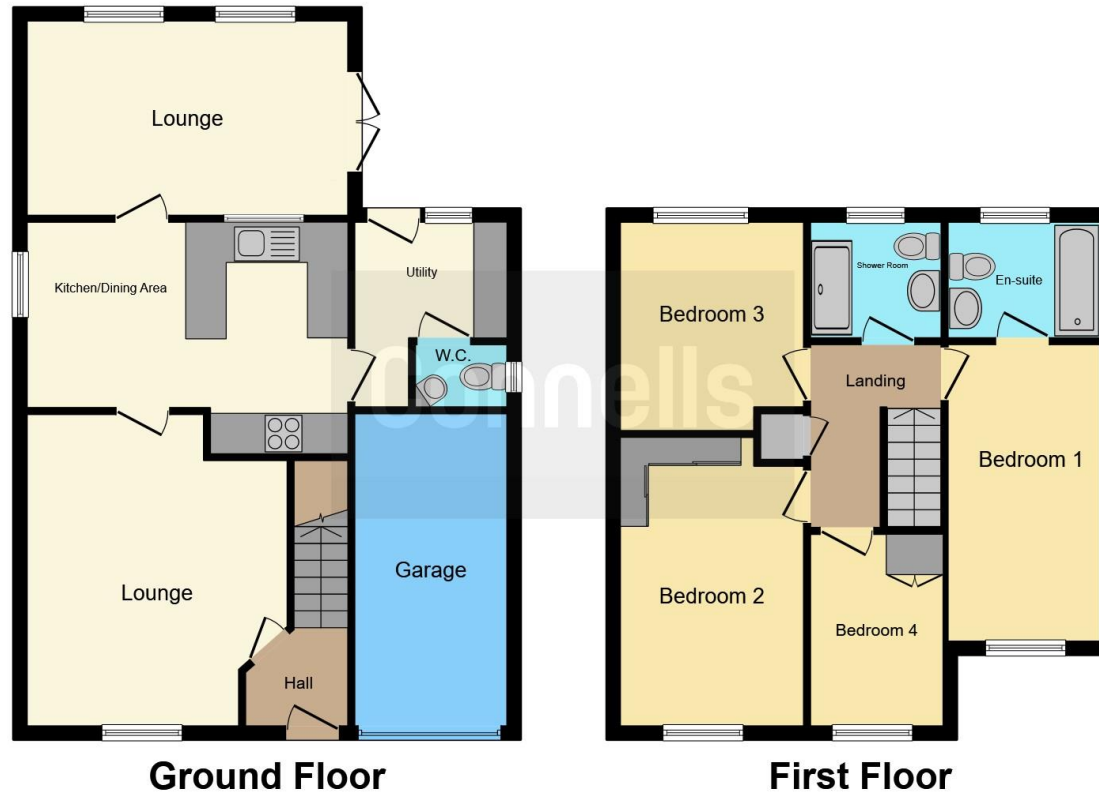












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/WWY307173](http://connells.co.uk/Property/WWY307173)**



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