



Connells

Beverley Gardens
Welwyn Garden City

Beverley Gardens Welwyn Garden City AL7 2NG

for sale offers in excess of
£590,000



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

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

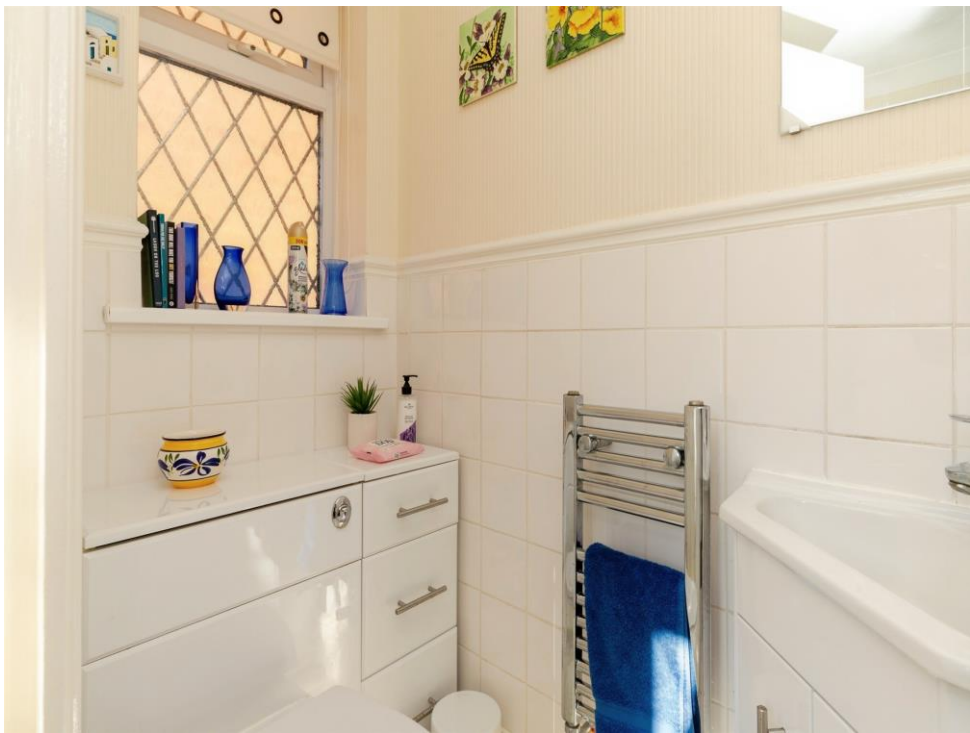
Artificial lawn, shrubs, side access, arctic wooden cabin.

Outbuildings

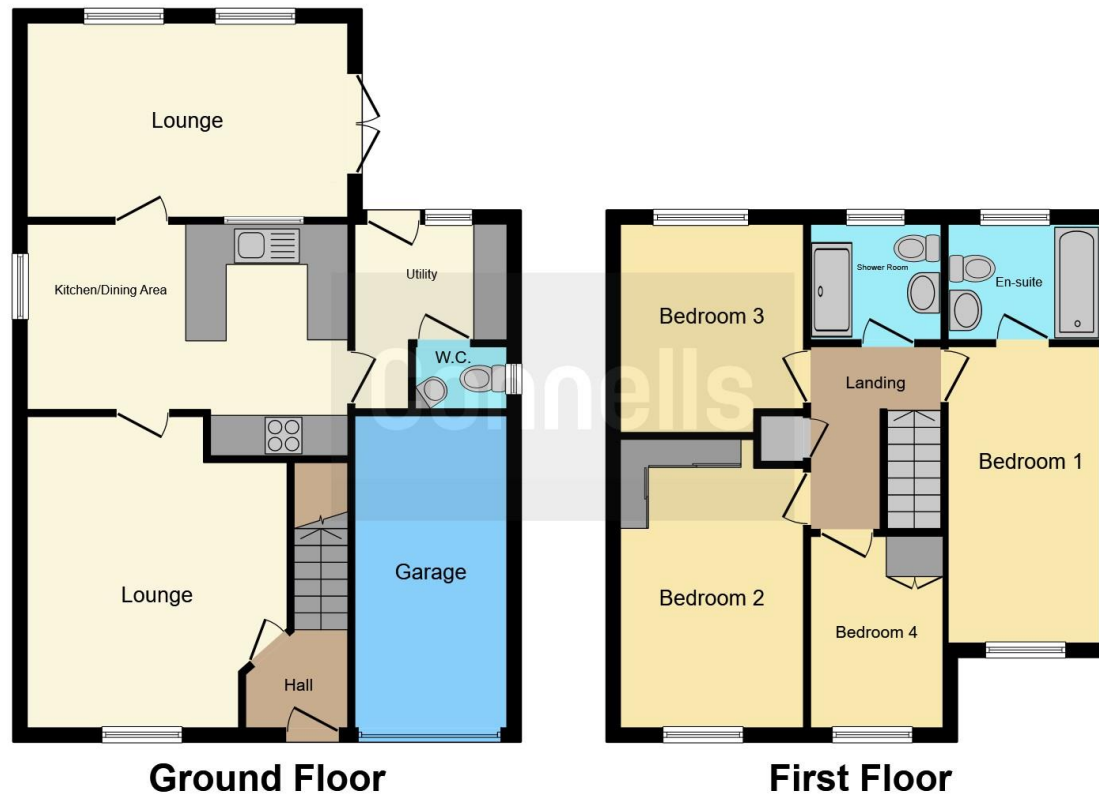
16' 4" x 7' 8" (4.98m x 2.34m)

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

To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307173



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307173 - 0017