





# Dawley Welwyn Garden City AL7 1EA

for sale guide price  
**£350,000**



## Property Description

A three bedroom semi-detached property that has undergone recent modernisation and offered with a CHAIN FREE sale. This super property benefits from re-fitted kitchen and bathroom, new flooring, re-decorated throughout, double glazing and gas central heating. Externally there is front and rear gardens, and communal parking nearby. Viewing highly recommended.

### Entrance Hall

Double glazed front door, stairs to first floor, wood effect flooring, radiator.

### Lounge

14' 8" plus recess x 10' 9" ( 4.47m plus recess x 3.28m )

Double glazed window to the side, gas coal effect fireplace, radiator, carpeted.

### Dining Room

10' 9" x 10' 1" plus door recess ( 3.28m x 3.07m plus door recess )

Double glazed sliding patio door onto rear garden, wood effect flooring, radiator, understairs cupboard, two built in storage cupboards, archway into kitchen.

### Kitchen

6' 7" x 6' ( 2.01m x 1.83m )

Stainless steel sink and drainer with 1.5 bowls, electric oven and hob with extractor hood, cupboards at wall and base level, plumbing for washing machine, space for

undercounter fridge freezer, cupboard housing electric meter and consumer unit, double glazed window to the rear, wall based Baxi gas boiler, wood effect flooring.

### Landing

Built in cupboard above the stairs, high built in cupboard.

### Bedroom 1

10' 9" x 10' 7" extending to 13' 9" ( 3.28m x 3.23m extending to 4.19m )

Double glazed windows to the side and rear, radiator, carpeted, built in overstairs cupboard.

### Bedroom 2

10' 8" x 6' 9" plus door recess ( 3.25m x 2.06m plus door recess )

Double glazed window to the front, radiator, carpeted.

### Bedroom 3

7' 7" x 9' 1" ( 2.31m x 2.77m )

Double glazed window to the front, radiator, carpeted.

### Bathroom

Re-fitted white suite, comprising of low level w/c, wash hand basin, paneled bath with shower unit, fully tiled walls, heated towel rail, wall based mirror with light and shaving point above.

## Front Garden

Laid to lawn with mature shrub borders.

## Rear Garden

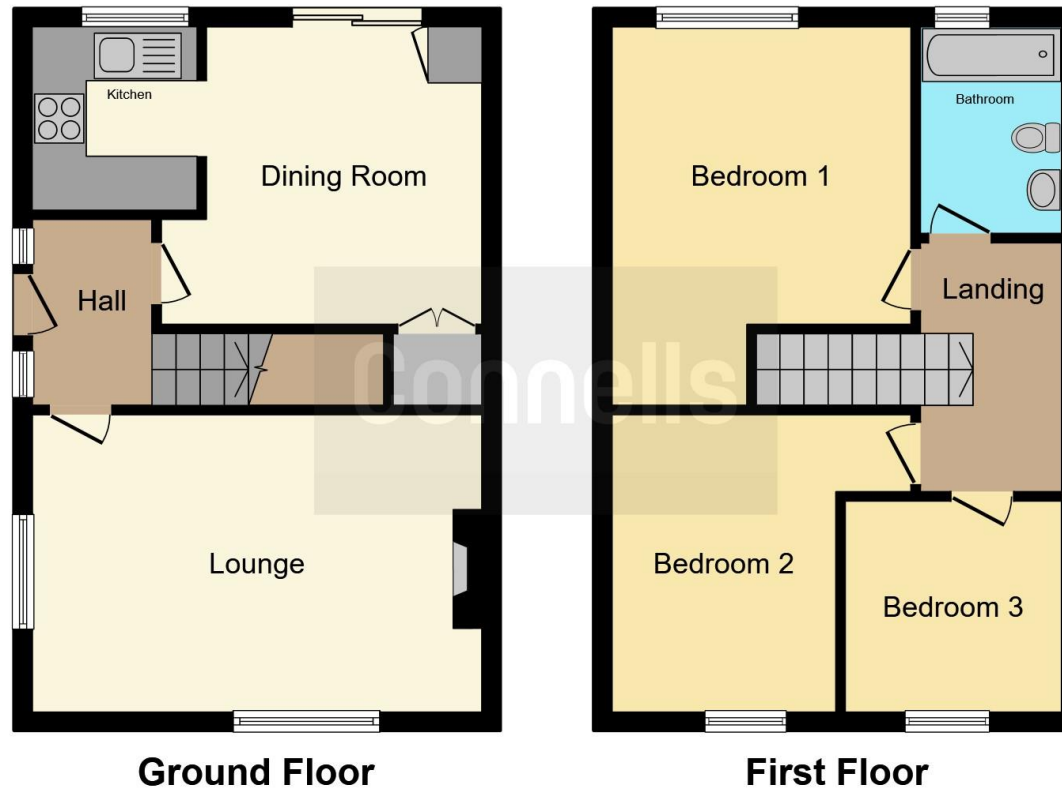
Paved patio, laid to lawn, two timber sheds, gated side access, outside tap.











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: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WWY306669](http://connells.co.uk/Property/WWY306669)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WWY306669 - 0017