



**Connells**

Héronswood Road  
Welwyn Garden City

# Heronswood Road Welwyn Garden City AL7 3NX

for sale guide price  
**£550,000**



## Property Description

GUIDE PRICE £550,000-£575,000

A rare opportunity to purchase a three-bedroom semi-detached home with a full-size, self-contained detached annex in the sought-after heart of Welwyn Garden City. Perfect for multi-generational living, home working or rental income, the annex is set in the rear garden and boasts a 21ft open-plan lounge/kitchen area, stylish wet room, and the luxury of underfloor heating throughout.

The main house offers bright and modern accommodation, including a spacious lounge, fitted kitchen, three well-proportioned bedrooms and a family bathroom. Outside, the generous rear garden features a bar area, sheltered seating, and decking - ideal for entertaining. A driveway to the front provides off-road parking for two vehicles. Finished in excellent condition with minimal work required, this home is ready to move straight into.

## Entrance Porch

Tiled floor, composite front door, stairs to first floor.

## Lounge

17' 6" x 10' 2" (5.33m x 3.10m)

Double glazed window to the front, laminate floor, double doors to garden, radiator, ceiling spotlights.

## Kitchen

19' 3" x 8' 9" (5.87m x 2.67m)

Triple aspect double glazed windows, door to the rear, tiled flooring, wall and base units, hardstone work surface, range cooker with cooker hood, space for fridge freezer, washer/dryer, dishwasher, radiator, ceiling spotlights, cupboard housing boiler, 1.5 sink with drainer and mixer tap, cupboard housing boiler.

## Accommodation First Floor

### Landing

Loft hatch, stairs to ground floor, two storage cupboards.

### Bedroom 1

11' 1" x 10' 3" to wardrobe (3.38m x 3.12m to wardrobe)

Double glazed dual aspect windows, two fitted wardrobes, radiator.

### Bedroom 2

10' 2" x 8' 1" max (3.10m x 2.46m max)

Two double glazed fitted wardrobes, radiator, storage over the stairs.

### Bedroom 3

8' 9" x 7' 4" (2.67m x 2.24m)

Fitted wardrobe, fitted shelves, double glazed window to the rear, radiator.

## Bathroom

Three Piece suite comprising of low-level w/c, enclosed shower cubicle and wash hand basin. Double glazed window to the side, electric towel rail, ceiling spotlights.

## Outside

## Rear Garden

Raised decking, patio pathway leading to decked and patio area and seating area with sheltered gazebo leading to converted shed and bar area.

## Annex

Annex housing kitchen/living room. Bedroom and bathroom with underfloor heating throughout.

## Annex Kitchen/Living Room

27' x 9' 6" (8.23m x 2.90m)

Kitchen with space for washer/dryer and fridge, integrated cooker and electric hob, double glazing to the side including a sliding patio door and ceiling window, laminate flooring

## Annex Bedroom

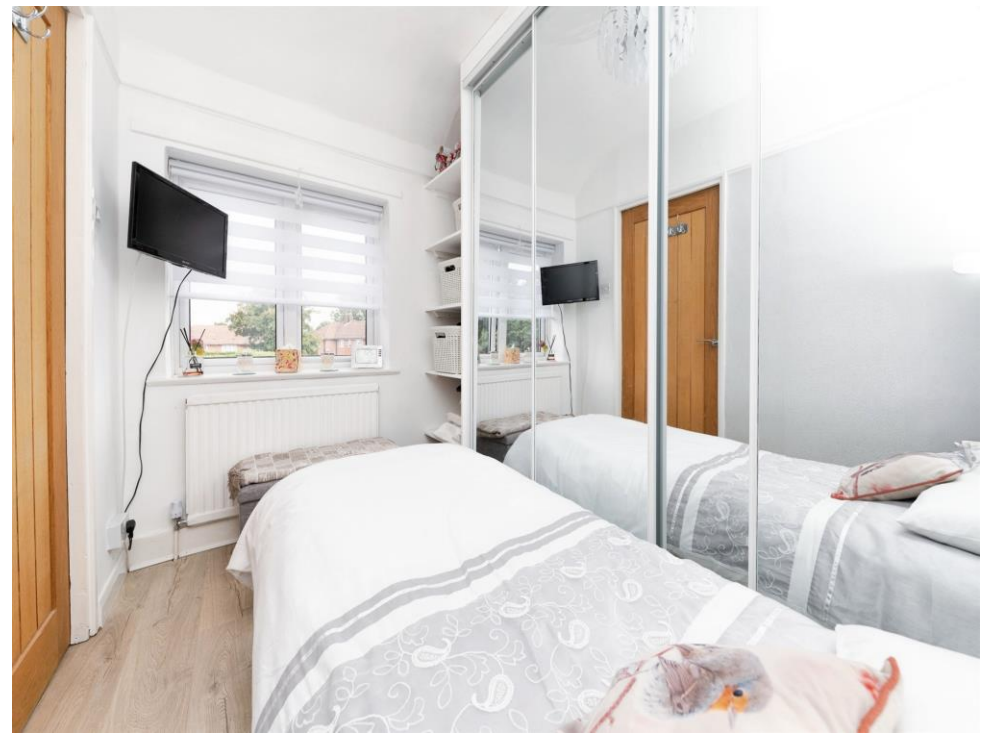
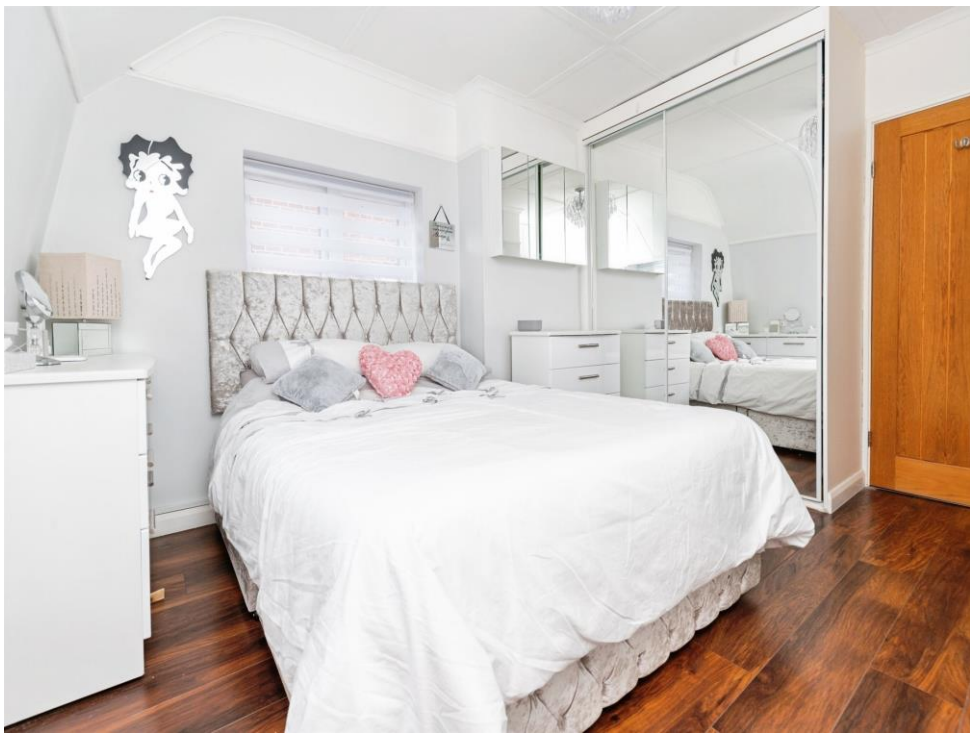
10' 3" x 9' 6" (3.12m x 2.90m)

Double glazing to the side, laminate, fitted wardrobes with a sliding door, ceiling spotlights.

## Annex Bathroom

Double glazed window to the side, wet room shower, fully tiled, low-level w/c, wash hand basin.









**Ground Floor**



**First Floor**



**Annex**

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)

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 Band: C

Tenure: Freehold

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