



**Connells**

Great Break  
Welwyn Garden City



# Great Break Welwyn Garden City AL7 3EZ

for sale offers in excess of  
**£450,000**



## Property Description

Beautifully presented three-bedroom home, thoughtfully extended to the rear to create a bright and spacious open-plan kitchen and living area - perfect for modern family life. The property has been well cared for throughout and features a stylish interior ready for someone to move straight in and enjoy.

The ground floor offers flexible accommodation, including a convenient shower room and an additional bedroom or study, ideal for guests or home working. Upstairs, there are two generous double bedrooms, both tastefully decorated and full of natural light.

Outside, the property boasts a delightful garden backing onto a peaceful wooded area, offering privacy and a lovely outlook. A garden room provides further versatile space, ideal as a home office, studio or playroom. Additional benefits include underfloor heating in the hallway and a modern, well-maintained finish throughout.

## Kitchen/Lounge

20' 11" to cupboards x 17' 7" ( 6.38m to cupboards x 5.36m )

Double glazed patio door, cupboards at wall and base level, two radiators, space for dishwasher, space for washing machine, integrated oven and fridge freezer, 4 ring gas hob, pull out larder, ceiling spotlights, sky light window, storage cupboard housing gas and electric meters.

## Shower Room

Enclosed shower, hot water storage tank cylinder , wash hand basin

## Bedroom 3

12' 3" plus bay x 14' 1" max ( 3.73m plus bay x 4.29m max )

Double glazed window to the front, window seat, built in wardrobe,

## First Floor

## Landing

Radiator, loft access with telescopic ladder, double glazed window to the front, storage cupboard, two window seats with storage.

## Bedroom 1

15' 9" x 9' 3" ( 4.80m x 2.82m )

Two double glazed windows to the front, radiator, ceiling spotlights.

## Ground Floor

## Entrance Hall

Stairs to first floor, under floor heating.

## Cloakroom

Back to wall w/c, wash hand basin

## Bedroom 2

13' 6" x 9' 2" ( 4.11m x 2.79m )

Two double glazed windows. Radiator. ceiling spotlights

## Seperate W/C

Double glazed window to rear, radiator, back to wall w/c.

## Bathroom

Double glazed window to the rear. Panel enclosed bath with shower over, heated towel rail, ceiling spotlights, wash hand basin set in natural marble.

## Garden

Patio to front, lawn area, Purpose built outbuilding.









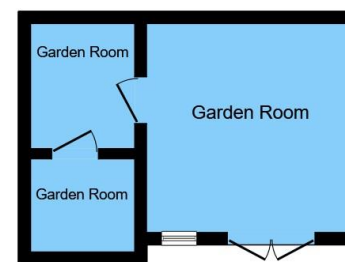




**Ground Floor**



**First Floor**



**Outbuilding**

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 Band: C

Tenure: Freehold

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