



Connells

Birds Close
Welwyn Garden City

Birds Close Welwyn Garden City AL7 4AR

for sale
£400,000



Property Description

Situated in a popular residential area of Welwyn Garden City, this well-proportioned three-bedroom terraced home offers a fantastic opportunity for families and first-time buyers alike. The property features a bright front-to-back lounge with space for both living and dining areas, creating a welcoming setting for family life. The kitchen sits to the rear of the home with access to the garden, while upstairs you'll find three good-sized bedrooms and a family bathroom.

Outside, the property enjoys a generous sunny rear garden with a patio area and garden shed. There is also potential to add off-street parking, subject to the necessary consents.

The area remains a firm favourite with families thanks to its excellent local schools, easy access to Hertford and Hatfield, and proximity to beautiful countryside walks on the edge of town.

Offered to the market chain free, this home provides an exciting opportunity to personalise and make your own in a sought-after location.

Lounge

12' 4" x 19' 8" (3.76m x 5.99m)

Double Glazed Patio door, dual aspect room, radiator.

Kitchen

15' 7" x 9' 3" (4.75m x 2.82m)

Cupboards at wall and base level, Gas hob, sink with 1/2 bowl, radiator, Double glazed door to garden, integrated oven with extractor over, room for dishwasher, fridge freezer and washing machine.

Bedroom 1

9' 4" x 13' 9" (2.84m x 4.19m)

Double glazed window to the front, radiator.

Bedroom 2

9' 4" x 9' 7" (2.84m x 2.92m)

Double glazed window to the rear, radiator

Bedroom 3

9' 3" x 10' 7" (2.82m x 3.23m)

Double glazed window to the front, radiator.

Bathroom

Double glazed window to the rear, enclosed bath tub, low level w/c, wash hand basin.

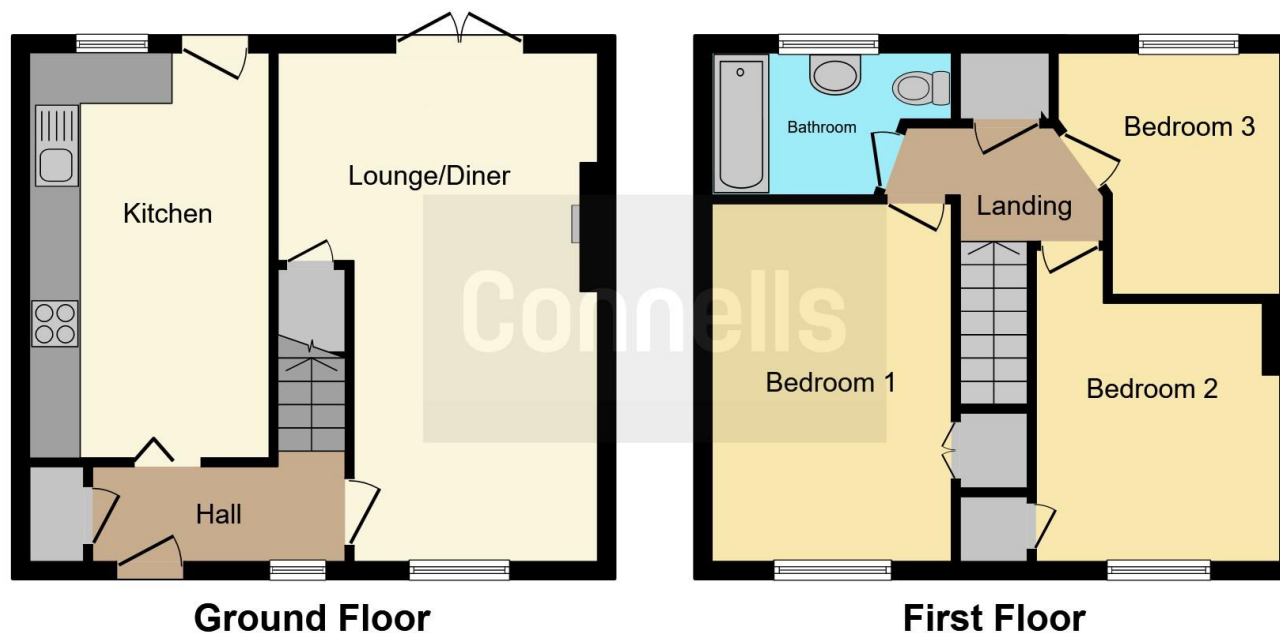
Garden

Mainly laid to lawn, patio to the front.









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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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