



Connells

Cranborne Gardens
Welwyn Garden City

Cranborne Gardens Welwyn Garden City AL7 3NF

for sale guide price
£400,000



Property Description

OPEN HOUSE EVENT 24th January, call to book your appointment.

We are pleased to offer this beautifully presented two bedroom terraced home, quietly positioned within a peaceful cul de sac in the ever popular Cranborne Gardens, Welwyn Garden City.

Finished to a modern standard throughout, the property offers well balanced and thoughtfully arranged accommodation, ideal for first time buyers, downsizers or investors alike. The ground floor has been enhanced by a rear extension which creates a generous and versatile living space, perfectly suited to both everyday living and entertaining. This flows seamlessly out to a large, mature rear garden, providing an excellent outdoor space to enjoy throughout the seasons.

Upstairs, the property boasts two well proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. A spacious family bathroom completes the first floor and is finished to a contemporary style.

Externally, the property further benefits from off street parking for two vehicles to the front. Cranborne Gardens is a quiet and well regarded residential location, offering easy access to local amenities, schools, transport links and the green open spaces Welwyn Garden City is known for.

Entrance Hall

Double glazed door, radiator, stairs to first floor.

Cloakroom

Low level w/c, wash hand basin, plumbing for washing machine

Lounge

20' 3" x 13' 4" (6.17m x 4.06m)

Ceiling spotlights, storage, double glazed window to the front, radiator.

Kitchen

10' 5" x 16' 2" (3.17m x 4.93m)

Cupboards at wall and base level, quartz work surface, inset stainless steel sink with tap, integrated dishwasher, space for fridge freezer, integrated washing machine, integrated oven, ceiling spotlights, four ring electric hob with extractor over, double glazed door to the garden.

Accommodation First Floor

Bedroom 1

13' 3" x 10' 4" (4.04m x 3.15m)

Double glazed window to the front, built in wardrobe, shutters, radiator.

Bedroom 2

10' 3" x 7' 7" (3.12m x 2.31m)

Double glazed window to the rear, radiator.

Bathroom

Three piece suite comprising of low level w/c, wash hand basin, panel enclosed bath, shower, double glazed window to the rear.

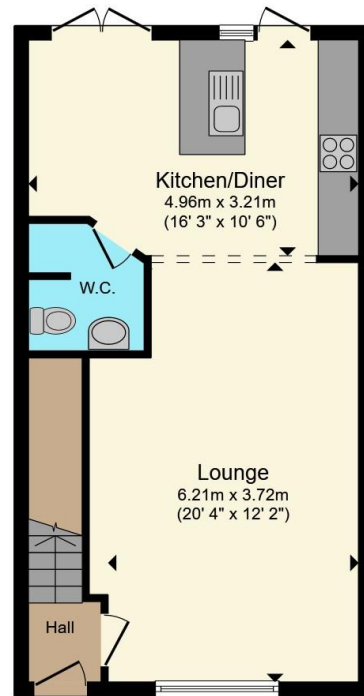
Listers Remarks

This property has a Nest system, it has smoke alarm and security alarm, it also has a boarder loft with a loft ladder.

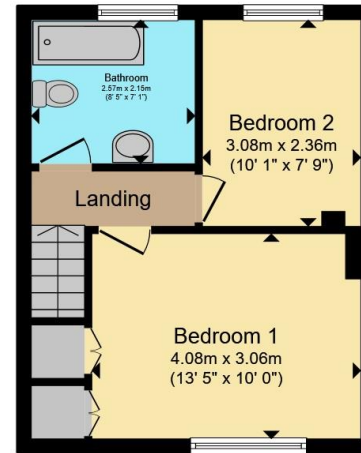








Ground Floor



First Floor

Total floor area 77.4 m² (833 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

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