



Great Ley, Welwyn Garden City AL7 4TL

welcome to

Great Ley, Welwyn Garden City

This CHAIN FREE semi-detached three bedroom family home is ideally situated just a short distance from Welwyn Garden City train station and town centre as well as popular local schools, King George playing fields and amenities. Internally on the ground floor the property comprises of entrance hall, cloakroom, lounge with open fire, dining room with doors to the rear garden, fully fitted kitchen and two brick sheds in lean-to. Upstairs offers two large double bedrooms, one good sized single bedroom and a shower room. Externally to the rear the property boasts a south facing garden with side access and driveway to the front. Further benefits include scope to convert the loft space and extend (STPP).



Entrance Hall

Double glazed window to front, UPVC door to front, laminate flooring, built in storage, radiator.

Cloakroom

Double glazed window to front, tiled flooring, part tiled walls, W/C.

Lounge

14' 5" x 12' 2" (4.39m x 3.71m)

2 x double glazed window to front, laminate flooring, open fire, TV point, radiator.

Dining Room

10' 6" x 9' 2" (3.20m x 2.79m)

Double glazed window/door to rear, laminate flooring, radiator.

Kitchen

10' 10" x 8' 10" (3.30m x 2.69m)

Double glazed window to rear, tiled flooring, part tiled walls, integrated electric oven, electric hob space for fridge freezer/washing machine, boiler, door to side.

Landing

Double glazed window to side, carpet, built in storage cupboard, loft access, (scope to extend loft).

Bedroom One

13' 5" x 10' 6" (4.09m x 3.20m)

Double glazed window to front x 2, built in storage cupboard, carpet, fitted wardrobe (large double).

Bedroom Two

10' 2" x 8' 10" (3.10m x 2.69m)

Double glazed window to rear, carpet, built in storage cupboard, radiator, (large double).

Bedroom Three

9' 6" x 7' 3" (2.90m x 2.21m)

Double glazed window to rear, built in storage, carpet, radiator, (good sized single).

Shower Room

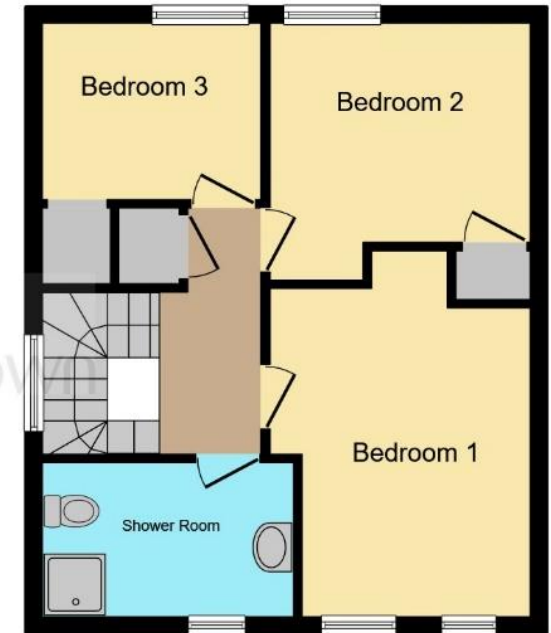
Double glazed window to front, tiled flooring, part tiled walls, shower, wash hand basin, radiator.

Rear Garden

South facing, lawn, shed, pergola, decking, 2 x brick sheds in lean-to, side access.



Ground Floor



First Floor

Total floor area 101.0 sq.m. (1,088 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Great Ley, Welwyn Garden City

- CHAIN FREE
- Three Bedrooms
- Off Street Parking
- Downstairs Cloakroom
- Two Reception Rooms

Tenure: Freehold EPC Rating: C



offers in excess of

£425,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN108180 - 0003

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