



**Millfield, Welwyn Garden City AL7 2DY**

**welcome to**

## **Millfield, Welwyn Garden City**

Situated in the peaceful Panshanger area of Welwyn Garden City is this CHAIN FREE three bedroom end of terrace family home just a short walk away from local shops, local schools and green spaces. Internally on the ground floor the property comprises of an entrance hall, cloakroom, lounge, dining room, kitchen and conservatory. Upstairs offers three bedrooms, family bathroom and landing storage cupboard. Externally the property offers front and rear gardens, driveway and garage.



### Entrance Hall

Carpet.

### Cloakroom

Double glazed window, vinyl flooring, W/C, wash hand basin.

### Lounge

12' 6" x 8' 10" ( 3.81m x 2.69m )

Double glazed window to front, carpet, radiator, electric fire place.

### Dining Room

9' 8" x 8' 10" ( 2.95m x 2.69m )

Sliding doors, carpet, radiator.

### Kitchen

9' 6" x 9' 1" ( 2.90m x 2.77m )

Double glazed window to rear, vinyl flooring, sink.

### Conservatory

9' 2" x 8' 10" ( 2.79m x 2.69m )

Double glazed window, tiled flooring, radiator.

### Landing

Storage cupboard.

### Bedroom One

13' 5" x 12' 2" ( 4.09m x 3.71m )

Double glazed window to front, carpet, storage cupboard.

### Bedroom Two

13' 5" x 8' 6" ( 4.09m x 2.59m )

Double glazed window to front, carpet, radiator, built in wardrobe.

### Bedroom Three

10' 2" x 9' 10" ( 3.10m x 3.00m )

Double glazed window to rear, carpet, radiator.

### Bathroom

Double glazed window to rear, vinyl flooring, bath, W/C, wash hand basin, heated towel rail.

### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



**Ground Floor**



**First Floor**

Total floor area 118.6 m<sup>2</sup> (1,277 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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## welcome to Millfield, Welwyn Garden City

- CHAIN FREE
- Three Bedrooms
- End of Terrace
- Driveway & Garage
- Close to Local Amenities

Tenure: Freehold EPC Rating: E

offers in excess of

# £450,000



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WGN108243 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01707 324361**



[WelwynGardenCity@williamhbrown.co.uk](mailto:WelwynGardenCity@williamhbrown.co.uk)



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



[williamhbrown.co.uk](http://williamhbrown.co.uk)