



Cole Green Lane, Welwyn Garden City AL7 3JF

welcome to

Cole Green Lane, Welwyn Garden City

This fantastic CHAIN FREE three bedroom semi-detached family home is ideally located just a stone throw away from King George playing fields and local Cole Green Lane shops. Boasting three double bedrooms, allocated parking and easy access to Welwyn Garden City town centre, this great property is not one to miss. Internally on the ground floor the property comprises of entrance hall, cloakroom, spacious kitchen and lounge with doors to rear. Upstairs the first floor offers two bedrooms, en suite and family bathroom. The second floor offers one spacious double bedroom. Externally the property benefits from a private rear garden with rear access and allocated parking for two cars within a private gated car park. Further benefits include energy saving solar panel hot water system, double glazing throughout and gas central heating.



Cloakroom

Laminate flooring, radiator, W/C, wash hand basin.

Lounge

10' 6" x 16' 4" (3.20m x 4.98m)

Door to rear, double glazed window to rear, carpet, TV point, built in cupboard.

Kitchen

15' 3" x 8' 11" (4.65m x 2.72m)

Double glazed window to front, space for fridge freezer/washing machine/dishwasher, 1.5 bowl sink, wall and base units, gas hob, integrated oven, part tiled walls.

Landing

Carpet, cupboard.

Bedroom One

9' 8" x 13' 5" (2.95m x 4.09m)

Double glazed window to front, radiator, carpet.

En-Suite

Double glazed window to front, lino flooring, shower, part tiled walls, W/C, wash hand basin.

Bedroom Two

10' 2" x 9' 8" (3.10m x 2.95m)

Double glazed window to rear, carpet, radiator.

Bedroom Three (Loft)

13' x 17' 1" (3.96m x 5.21m)

Velux window to rear, eaves storage, carpet, radiator x 2.

Bathroom

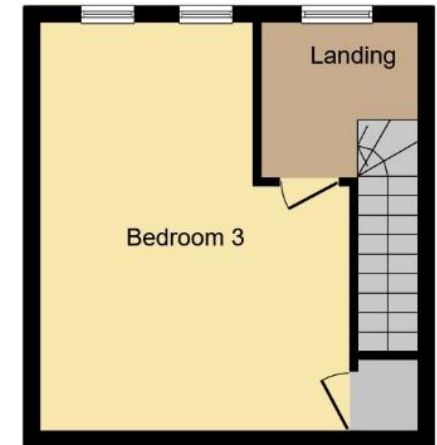
Double glazed window to rear, lino flooring, tiled walls, bath, W/C, wash hand basin.



Ground Floor



First Floor



Second Floor

Total floor area 112.0 m² (1,206 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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Cole Green Lane, Welwyn Garden City

- CHAIN FREE
- Three Bedrooms
- Semi-Detached
- Allocated Parking For Two Cars
- Downstairs Cloakroom

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:
WGN108273 - 0008

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