



Little Dell, Welwyn Garden City AL8 7HZ

welcome to

Little Dell, Welwyn Garden City

This well presented three bedroom semi-detached family home is located on the desirable West Side of Welwyn Garden City, located in a quiet cul de sac and a short distance from the popular Templewood Primary School as well as walking distance to Welwyn Garden City and Welwyn North train stations with quick links into London. The property comprises of entrance hall, lounge, conservatory, kitchen and spacious utility room with downstairs cloakroom. Upstairs offers three bedrooms and modern bathroom. Further benefits include a spacious boarded loft with ample storage, a well maintained garden with space to entertain and easy access to Welwyn Garden City town centre.



Entrance Hall

Laminate flooring, door to front.

Lounge

10' 7" x 19' 8" (3.23m x 5.99m)

Double glazed window to front, laminate flooring, electric fire, TV point, radiator.

Kitchen

7' 4" x 11' 8" (2.24m x 3.56m)

Double glazed window to rear, laminate flooring, LED lighting, fitted wall and base units, integrated oven/hob and fridge freezer.

Utility Room

6' x 8' 2" (1.83m x 2.49m)

Fitted wall and base units, one bowl sink/drain.

Cloakroom

Wash hand basin, W/C.

Conservatory

7' 5" x 9' 5" (2.26m x 2.87m)

Sliding door to rear, tiled flooring, electric heater.

Bedroom One

10' 9" x 11' 6" (3.28m x 3.51m)

Double glazed window to rear, carpet, fitted wardrobes.

Bedroom Two

7' 9" x 8' 5" (2.36m x 2.57m)

Double glazed window to front, carpet, radiator.

Bedroom Three

9' 2" x 5' 10" (2.79m x 1.78m)

Double glazed window to front, wooden flooring.

Bathroom

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



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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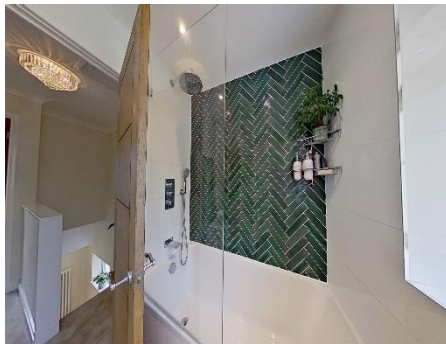
- Three Bedrooms
- Desirable Cul De Sac Location
- Conservatory
- Downstairs Cloakroom
- Close to Town Centre

Tenure: Freehold EPC Rating: C



Guide Price

£450,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN108332 - 0003

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