



Nursery Hill, Welwyn Garden City AL7 1UF

welcome to

Nursery Hill, Welwyn Garden City

'OFFERS OVER £410,000 WELCOME' This fantastic CHAIN FREE three bedroom, two bathroom mid-terraced family home is located in a quiet cul de sac location, close to both Welwyn Garden City and Welwyn North Train Stations. The property offers a downstairs shower room, lounge with French doors to the rear garden and fully fitted kitchen. Upstairs boasts two double bedrooms with built in wardrobes, a single bedroom and family bathroom. Further benefits include new flooring, recently renovated rear garden and ample unallocated residents parking available.



Entrance Hall

Wooden Flooring, radiator.

Shower Room

Tiled flooring, shower cubicle, W/C, wash hand basin, heated towel rail.

Lounge

21' 7" x 11' 7" (6.58m x 3.53m)

Double glazed window to front, French doors to garden, new wooden flooring, radiator.

Kitchen

11' 11" x 7' 5" (3.63m x 2.26m)

Tiled flooring, double glazed window to rear, gas hob, electric oven, sink, door to garden.

Landing

Carpet, airing cupboard, access to fully boarded loft.

Bedroom One

11' 5" x 10' 5" (3.48m x 3.17m)

Double glazed window to front, built in wardrobes, radiator.

Bedroom Two

11' 6" x 8' 11" (3.51m x 2.72m)

Double glazed window to front, laminate wood flooring, built in wardrobe, radiator.

Bedroom Three

9' 11" x 7' 6" (3.02m x 2.29m)

Double glazed window to front, laminate wood flooring, radiator.

Bathroom

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



Ground Floor



First Floor

Total floor area 85.8 m² (923 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

Nursery Hill, Welwyn Garden City

- CHAIN FREE
- Mid-Terraced
- Three Bedrooms
- Downstairs Shower Room
- Close To Welwyn Garden City & Welwyn North Train Station

Tenure: Freehold EPC Rating: C

Offers in excess of

£400,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN108352 - 0005

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william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk