



**Tempsford, WELWYN GARDEN CITY AL7 2PA**



**welcome to**

**Tempsford, WELWYN GARDEN CITY**

Situated on a quiet residential street in the popular Panshanger area of Welwyn Garden City is this beautifully presented end of terrace three bedroom family home. The ground floor offers a lounge and large kitchen diner with bi-fold doors to the rear garden. Upstairs has three bedrooms and family bathroom. Additional benefits include double glazing throughout, off street parking and garage in a separate block. Locally there are a range of local amenities including Moors Walk parade of shops where there is a doctors' surgery, Tesco Express, pharmacy, post office, hair salon, beauticians and food take away restaurants.



### Lounge

14' 1" x 12' 7" ( 4.29m x 3.84m )

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

### Kitchen/ Diner

19' 7" x 15' 2" ( 5.97m x 4.62m )

Bi-fold doors, velux windows, tiled flooring, integrated fridge/freezer/washing machine and dishwasher, electric hob, electric oven, sink, radiator.

### Bedroom One

11' 10" x 9' 7" ( 3.61m x 2.92m )

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

### Bedroom Two

9' 7" x 9' 7" ( 2.92m x 2.92m )

Double glazed window to rear, wooden flooring, built in wardrobes, radiator.

### Bedroom Three

8' 9" x 6' ( 2.67m x 1.83m )

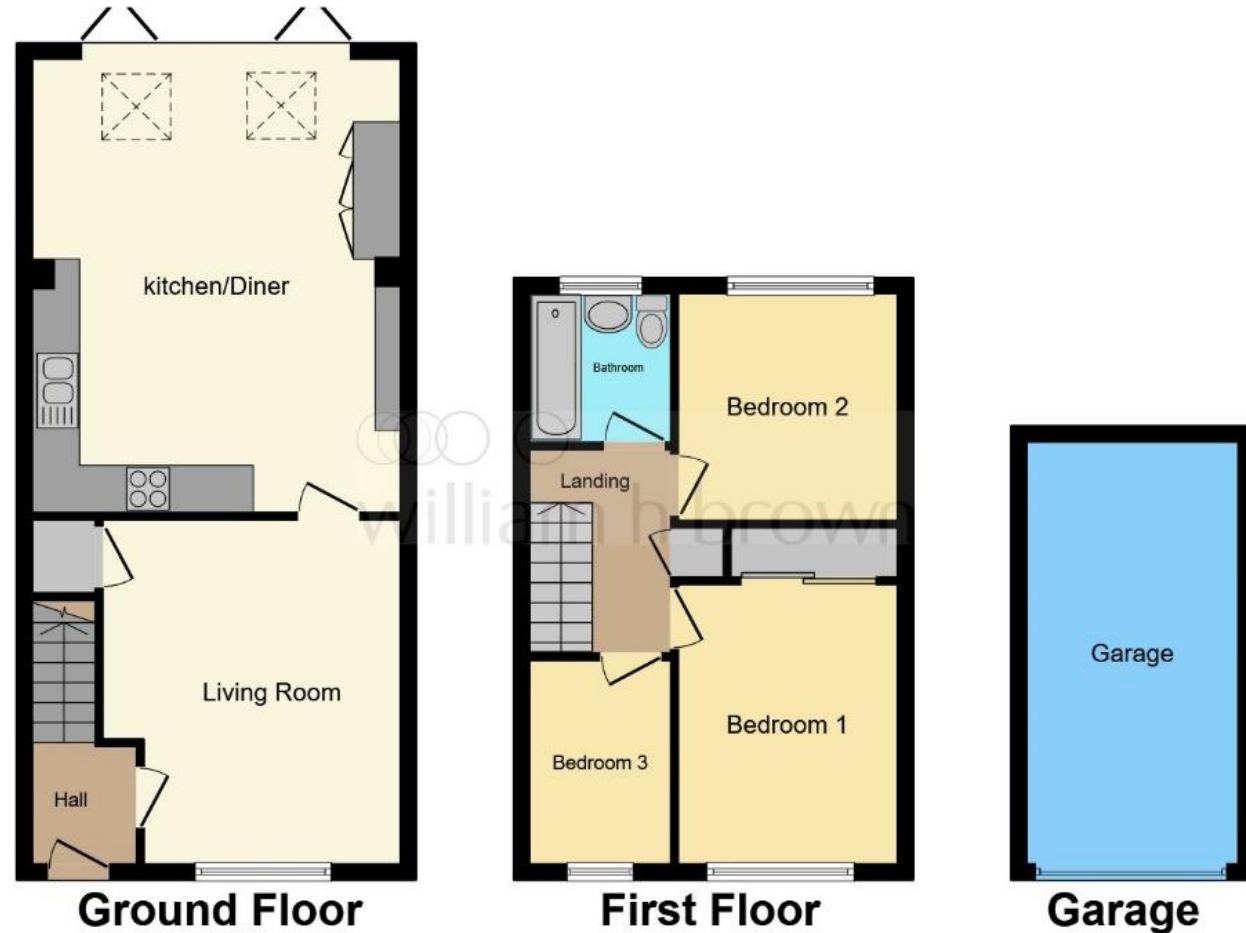
Double glazed window to front, wooden flooring, radiator.

### Bathroom

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

### Garage

17' 9" x 8' 10" ( 5.41m x 2.69m )



Total floor area 97.3 m<sup>2</sup> (1,047 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)





welcome to

## Tempsford, WELWYN GARDEN CITY

- End of Terrace House
- Three Bedrooms
- Garage & Off Street Parking
- Cul De Sac Location
- Front & Rear Garden

Tenure: Freehold EPC Rating: C

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
WGN108361 – 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Wigmore North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



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