



Woodhall Lane, WELWYN GARDEN CITY AL7 3TG



welcome to

Woodhall Lane, WELWYN GARDEN CITY

This beautifully presented three bedroom mid-terraced family home is in the sought after Woodhall Lane. The property benefits from being under a mile from Welwyn Garden City Town centre and main line station in to London Kings Cross and Moorgate. The ground floor comprises of downstairs cloakroom, lounge and large kitchen with a range of wall and base units, integrated dishwasher and electric oven and gas hob. In addition there are doors leading to the conservatory with access to the rear garden. The first floor offers three good size bedrooms plus a spacious three piece bathroom. Externally the property boasts a front driveway for several vehicles and a rear garden with two storage sheds, patio and grass areas.



Cloakroom

Tiled flooring, W/C, wash hand basin.

Lounge

12' 6" x 11' 6" (3.81m x 3.51m)

Double glazed window to front, wooden flooring, log burner.

Kitchen

16' 1" x 10' 6" (4.90m x 3.20m)

Double glazed window to rear, tiled flooring, integrated dishwasher, electric oven, gas hob, sink, extractor fan, radiator.

Conservatory

10' 6" x 9' 2" (3.20m x 2.79m)

Tiled flooring, French doors, radiator.

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m)

Double glazed window to rear, carpet, radiator.

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed window to front, carpet, radiator.

Bedroom Three

9' 2" x 7' 10" (2.79m x 2.39m)

Double glazed window to front, carpet, radiator.

Bathroom

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

Loft

Boarded with storage space.



Total floor area 88.7 m² (955 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



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Woodhall Lane, WELWYN GARDEN CITY

- Mid Terraced House
- Three Bedrooms
- Off Street Parking for Two Cars
- Conservatory
- Downstairs Cloakroom

Tenure: Freehold EPC Rating: D

guide price

£500,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN108399 - 0003

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william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk