

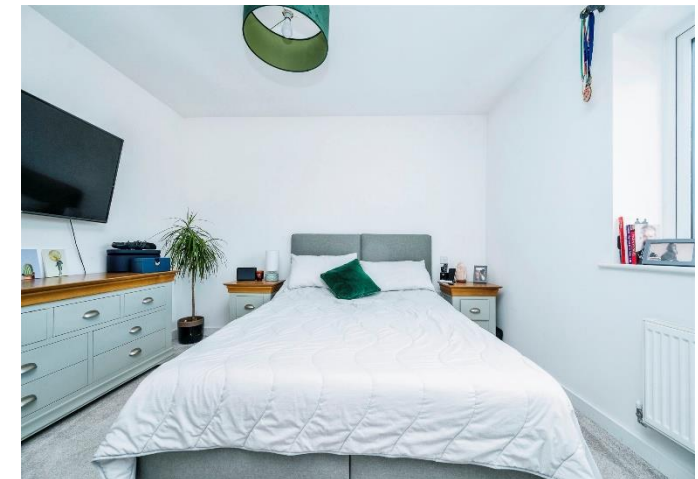
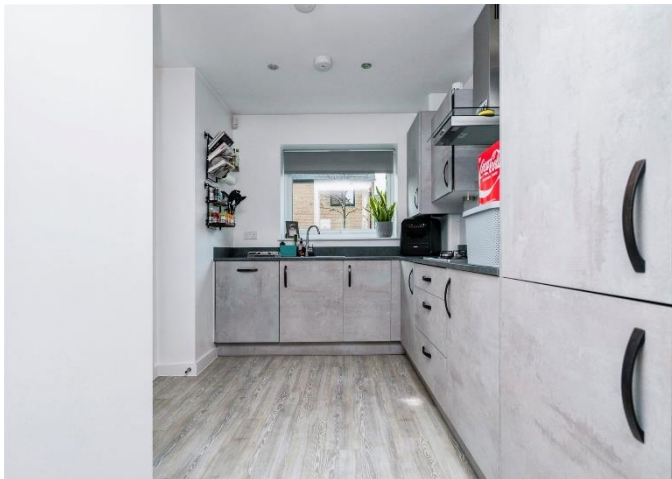


**Landbeach, WELWYN GARDEN CITY AL7 2QB**

**welcome to**

**Landbeach, WELWYN GARDEN CITY**

This detached two bedroom family home is situated in a peaceful cul-de-sac in the popular Panshanger area, located only 25 miles north of London with fantastic commuter links via the A1M, M25 and main line train station in to London Kings Cross. The ground floor offers entrance hall with downstairs cloakroom, large lounge with French doors to the rear garden and fully fitted kitchen with integrated appliances. Upstairs boasts master bedroom with storage cupboard and en-suite, second bedroom with storage cupboards and family bathroom. Further benefits include front and rear gardens, off street parking and seven years NHBC remaining. Located near a range of local amenities including Moors Walk parade of shops where there is a doctor's surgery, Tesco express, pharmacy, post office, hair salon, beauticians and food take aways.



### Entrance Hall

Wooden flooring, radiator.

### Cloakroom

Wooden flooring, W/C, wash hand basin, heated towel rail.

### Lounge

15' 10" x 12' 3" ( 4.83m x 3.73m )

Double glazed window, French doors to garden, wooden flooring, storage cupboard, radiator x 2.

### Kitchen

15' 7" x 8' 8" ( 4.75m x 2.64m )

Double glazed window to front, wooden flooring, electric oven/grill, sink, gas hob, integrated washing machine/fridge freezer/dishwasher.

### Bedroom One

12' 2" x 11' 6" ( 3.71m x 3.51m )

Double glazed window to rear, carpet, radiator, storage cupboard.

### En-Suite

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

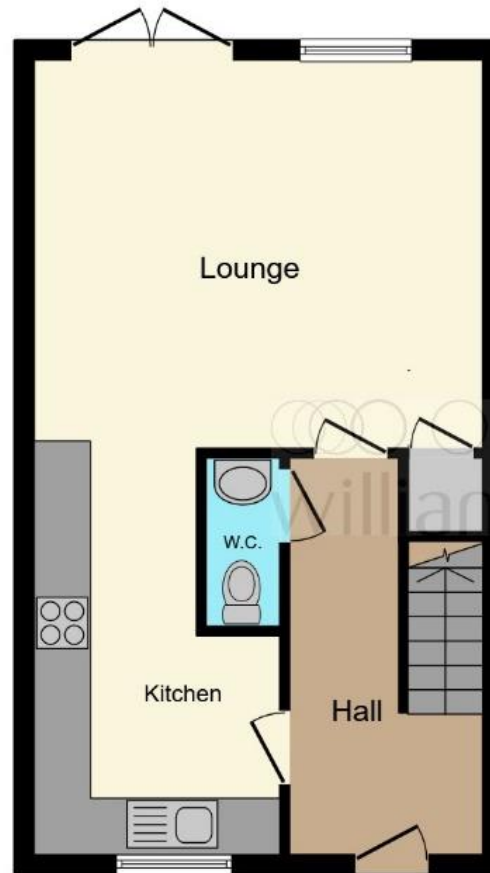
### Bedroom Two

12' 3" x 11' 8" ( 3.73m x 3.56m )

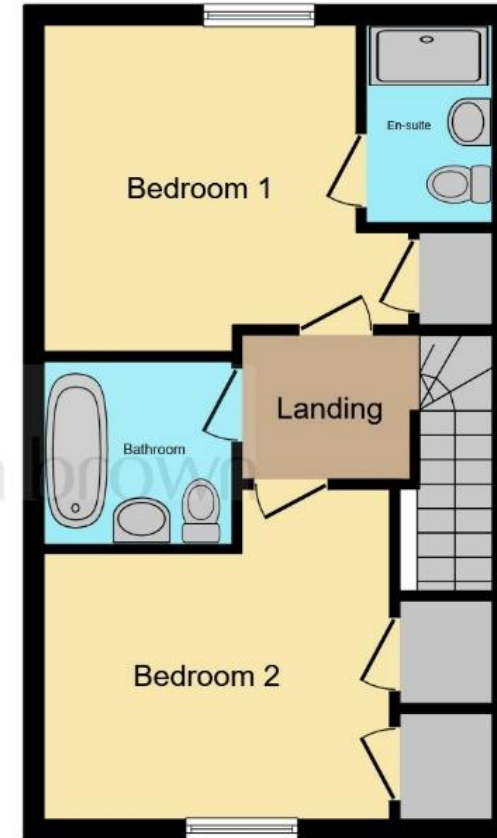
Double glaze window to front, carpet, radiator, storage cupboard x 2.

### Bathroom

Wooden flooring, W/C, wash hand basin, bath with shower head.



**Ground Floor**



**First Floor**

Total floor area 80.8 m<sup>2</sup> (869 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)



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## Landbeach, WELWYN GARDEN CITY

- Detached
- Two Bedrooms
- Off Street Parking
- Downstairs Cloakroom
- Seven Years NHBC Remaining

Tenure: Freehold EPC Rating: B

guide price

**£450,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WGN108345 - 0003

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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.

  
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