



Lawrence Hall End, WELWYN GARDEN CITY AL7 4FB

welcome to

Lawrence Hall End, WELWYN GARDEN CITY

**** GUIDE PRICE £500,000- £525,000 **** Ideally situated close to local schools, shops, bus routes, road and rail links is this spacious **CHAIN FREE** mid-terraced four bedroom town house. The ground floor comprises of an entrance hall with access into the garage, kitchen/diner with integrated washing machine/dishwasher/fridge/freezer, doors to the rear garden plus downstairs cloakroom. On the first floor there is a large lounge and the master bedroom with en-suite. The top floor has three further bedrooms, one with an en-suite and the family bathroom. In addition the property benefits from solar panels, double glazing, radiator heating throughout, off street parking and garage.



Entrance Hall

Radiator

Cloakroom

W/C, wash hand basin, radiator, extractor fan.

Lounge

16' 8" Plus door recess x 16' 2" (5.08m Plus door recess x 4.93m)

Double glazed window to rear x 2, laminate wood flooring, radiator.

Kitchen/ Diner

16' 1" x 13' 5" (4.90m x 4.09m)

Double glazed window to rear, laminate wood flooring, radiator, integrated washing machine/dishwasher/fridge/freezer, electric oven, gas hob.

Landing

Carpet, airing cupboard, radiator.

Bedroom One

16' 2" x 11' 2" (4.93m x 3.40m)

Double glazed window to front, laminate wood flooring.

En-Suite

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

Bedroom Two

13' 5" x 12' 4" (4.09m x 3.76m)

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

En-Suite

Tiled, shower cubicle, heated towel rail, W/C.

Bedroom Three

14' x 9' 1" (4.27m x 2.77m)

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

Bedroom Four

14' x 6' 9" (4.27m x 2.06m)

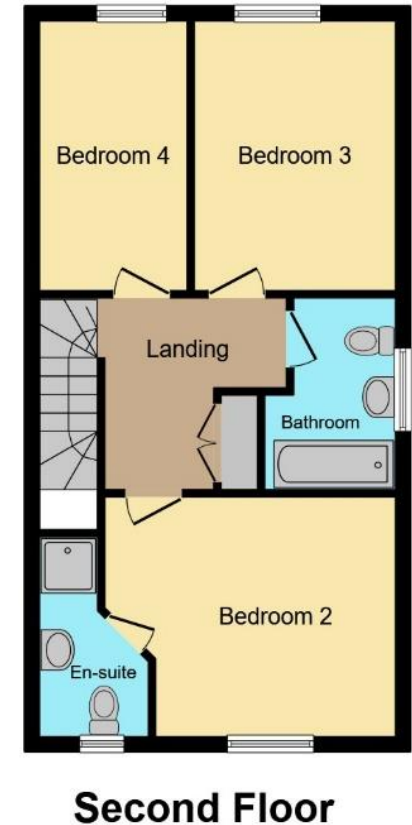
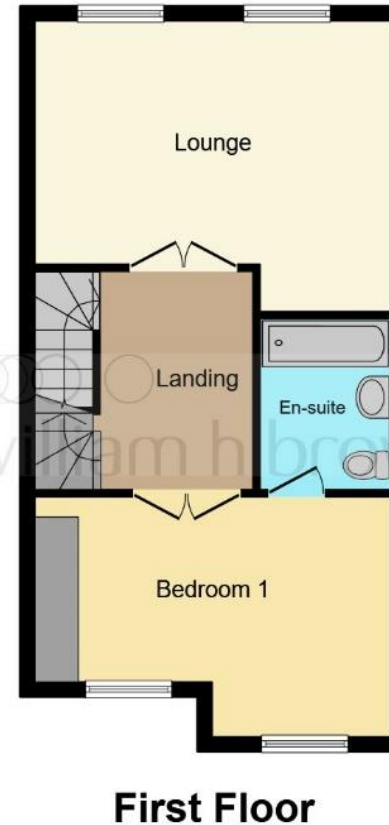
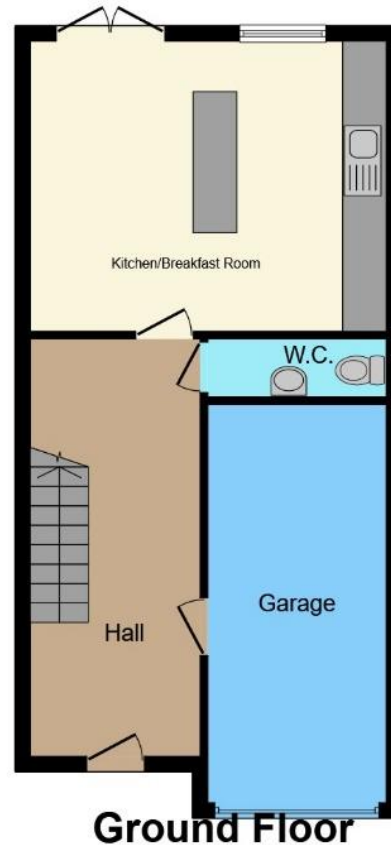
Double glazed window to rear, laminate wood flooring, radiator.

Bathroom

Tiled throughout, bath, W/C, wash hand basin.

Garage

New consumer unit, new boiler (one year old).



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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welcome to

Lawrence Hall End, WELWYN GARDEN CITY

- CHAIN FREE
- Mid Terraced House
- Four Bedrooms
- Family Bathroom & Two En-Suite
- Downstairs Cloakroom
- Garage

Tenure: Freehold EPC Rating: C

offers in excess of

£500,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN107981 - 0004

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