



**The Commons, WELWYN GARDEN CITY AL7 4RP**



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## **The Commons, WELWYN GARDEN CITY**

A fantastic three bedroom mid-terraced property located in the desirable 'Commons' area of Welwyn Garden City. This wonderful home is perfectly suited to families with local schooling nearby, Commons Wood Nature Reserve opposite and local amenities within easy access. Internally on the ground floor the property comprises of lounge with under stairs storage and fully fitted kitchen/diner with door to the rear garden. Upstairs offers three great sized bedrooms and family bathroom. Externally the property benefits from rear garden, off street parking to the front and double glazing throughout.



### Lounge

12' 6" x 10' 8" ( 3.81m x 3.25m )

Double glazed window, laminate wood flooring, wood burner, under stairs storage.

### Kitchen/ Diner

16' x 10' 2" ( 4.88m x 3.10m )

Double glazed window to rear x 2, back door to garden, vinyl tiled flooring, integrated dishwasher/washing machine, induction hob, electric oven, sink, extractor fan, warming drawer.

### Landing

Carpet, airing cupboard.

### Bedroom One

11' 9" x 10' 11" ( 3.58m x 3.33m )

Double glazed window to rear, carpet, built in wardrobe, radiator.

### Bedroom Two

9' 8" x 8' 3" ( 2.95m x 2.51m )

Double glazed window to front, carpet, radiator.

### Bedroom Three

9' 5" x 6' 9" ( 2.87m x 2.06m )

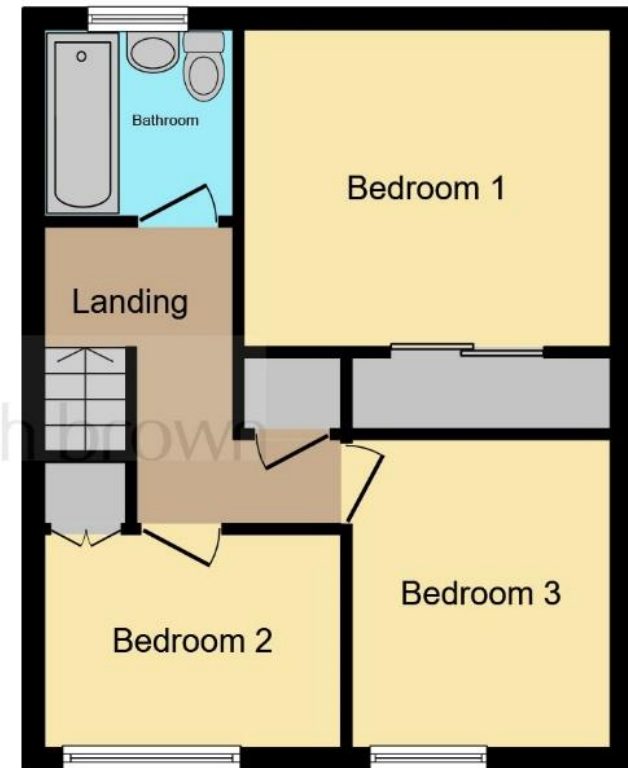
Double glazed window to front, carpet, radiator.

### Bathroom

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



**Ground Floor**



**First Floor**

Total floor area 72.6 sq.m. (782 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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## The Commons, WELWYN GARDEN CITY

- Mid Terraced House
- Three Bedrooms
- Off Street Parking
- Desirable Area
- New Roof

Tenure: Freehold EPC Rating: C

Guide Price

**£425,000**



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Property Ref:  
WGN108490 - 0004

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Please note the marker reflects the postcode not the actual property

  
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