



Sweet Briar, Welwyn Garden City AL7 3DU

welcome to

Sweet Briar, Welwyn Garden City

A fantastic sized CHAIN FREE 3 bedroom family home ideally located with great commuter links via the A414, A1 (M), and mainline rail links in to London. The ground floor boasts an entrance hall, and open plan lounge/diner/kitchen with French doors to the rear garden. Upstairs offers two double bedrooms and a good size single room as well as ample storage and a new family bathroom with separate W/C. Outside there is a generous and well maintained family garden and on street parking. In addition the property offers double glazing and gas central heating throughout.



Lounge

12' 4" x 10' 8" (3.76m x 3.25m)

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

Kitchen/ Diner

18' 10" x 10' 10" (5.74m x 3.30m)

Kitchen: double glazed window to rear, tiled flooring, gas cooker, electric oven, sink, storage cupboards,

Diner: French doors to garden, laminate wood flooring, radiator.

Landing

Laminate wood flooring, radiator.

Bedroom One

12' 7" x 11' 7" (3.84m x 3.53m)

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

Bedroom Two

12' 7" x 10' 6" (3.84m x 3.20m)

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

Bedroom Three

10' 8" x 9' 2" (3.25m x 2.79m)

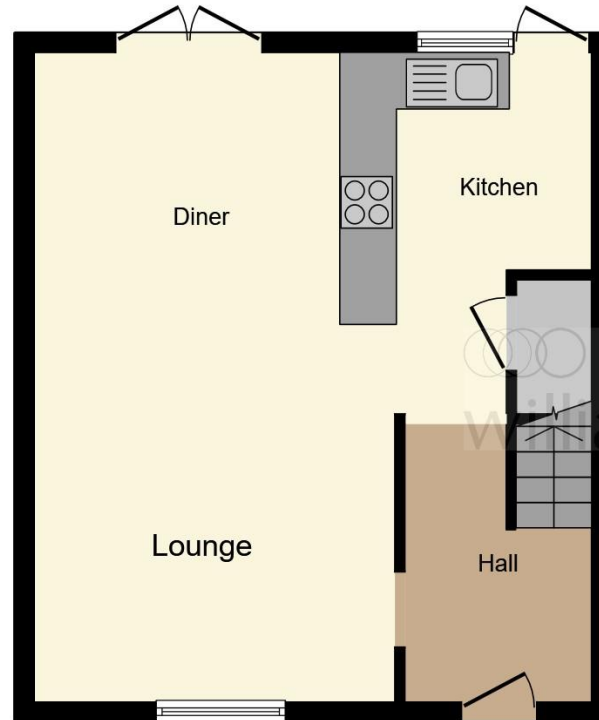
Double glazed window to front, laminate wood flooring, radiator, storage cupboard.

Bathroom

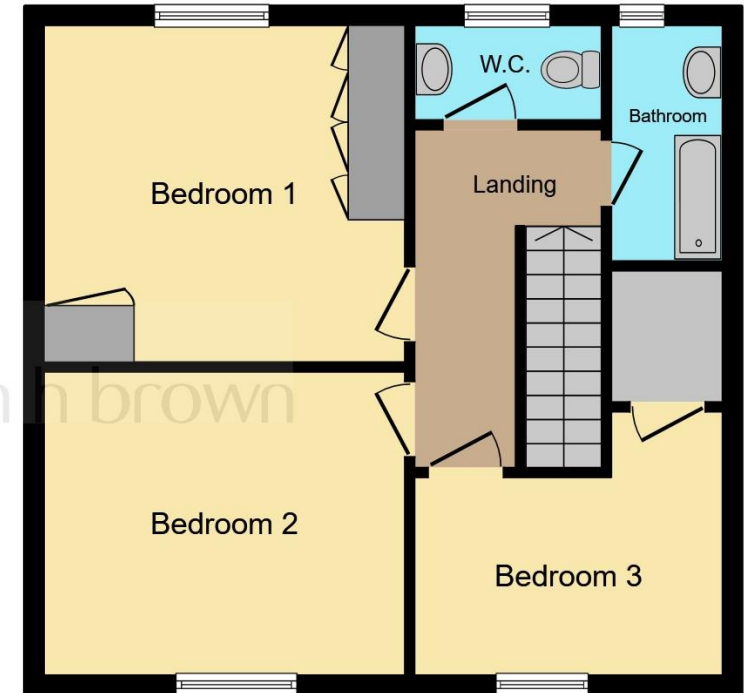
Double glazed window, tiled flooring, bath, heated towel rail, wash hand basin.

Separate W/ C

Double glazed window, W/C, wash hand basin.



Ground Floor



First Floor

Total floor area 85 m (969 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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Sweet Briar, Welwyn Garden City

- CHAIN FREE
- Three Bedrooms
- Mid Terraced
- On Street Parking
- Open Plan Lounge/Diner/Kitchen
- New Bathroom



Tenure: Freehold EPC Rating: C

guide price

£390,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN108505 - 0005

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william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk