

Longcroft Lane, WELWYN GARDEN CITY AL8 6EN



## welcome to

## **Longcroft Lane, WELWYN GARDEN CITY**

\*\* **GUIDE PRICE £500,000 - £525,000** \*\* This mid-terrace three bedroom home is located in the desirable West Side of Welwyn Garden City and within walking distance of local schooling, the centre of the town and mainline railway station into London. Downstairs offers a shower room, large lounge with window to the front, fully fitted kitchen with integrated dishwasher and fridge, plus a utility room. The first floor boasts three bedrooms and family bathroom. Externally the property benefits from rear garden, garden office, off-street parking for two cars and electric car charging point.













#### **Shower Room**

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

#### Lounge

13' x 12' 3" ( 3.96m x 3.73m )

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

#### **Kitchen**

18' 1" x 10' (5.51m x 3.05m)

Tiled flooring, electric oven, induction hob, extractor fan, integrated dishwasher/fridge, island with sink, skylight.

### **Utility Room**

6' 10" x 5' 7" ( 2.08m x 1.70m ) Tiled flooring, worktops, cupboards.

#### **Bedroom One**

10' 9" x 9' 3" ( 3.28m x 2.82m )

Double glazed window to front, carpet, radiator.

#### **Bedroom Two**

10' 11" x 8' 3" ( 3.33m x 2.51m )

Double glazed window to rear, carpet, radiator.

### **Bedroom Three**

8' 3" x 7' 11" ( 2.51m x 2.41m )

Double glazed window to rear, carpet, radiator.

#### **Bathroom**

Tiled flooring, W/C, wash hand basin, heated towel rail, bath, shower.

#### **Garden Office**

11' 3" x 7' 9" ( 3.43m x 2.36m )

Wood laminate flooring, insulated, electrics, electric radiator, wifi, bi-fold doors.





**First Floor** 



**Outbuilding** 

Total internal floor area 84.1m.sq Garden room floor area 8.1m.sq

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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## Longcroft Lane, WELWYN GARDEN CITY

- Three Bedrooms
- Mid-Terrace
- Two Off Street Parking Spaces
- Close to Town Centre & Train Station
- Garden Office

Tenure: Freehold EPC Rating: C

guide price

£500,000











Please note the marker reflects the postcode not the actual property

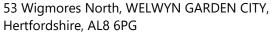
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Property Ref: WGN108492 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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