



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.



Ground Floor



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



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN108492 - 0004

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