

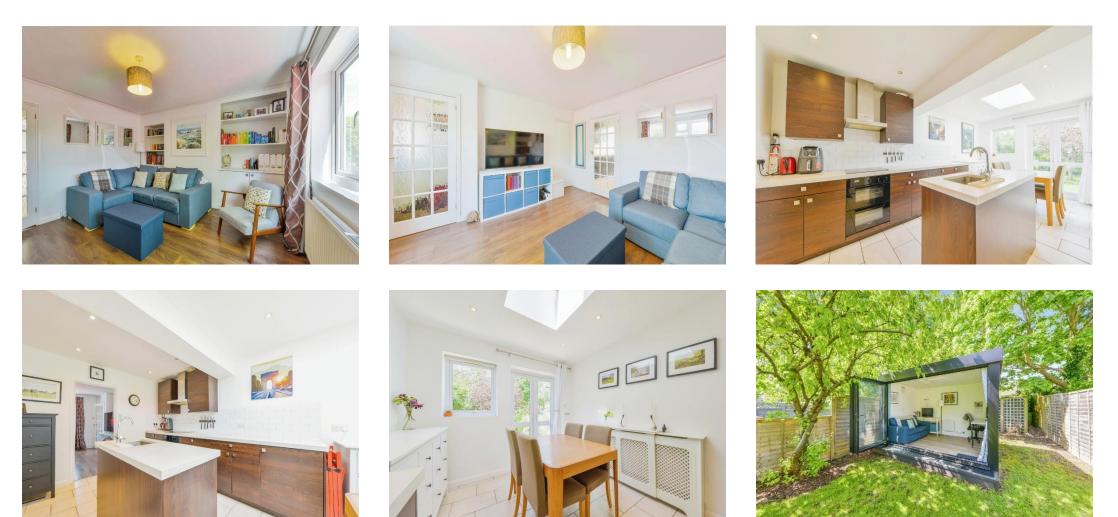
Longcroft Lane, WELWYN GARDEN CITY AL8 6EN



#### welcome to

#### Longcroft Lane, WELWYN GARDEN CITY

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**

Office/Garden Room

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

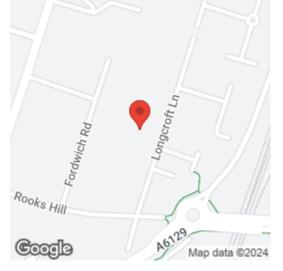
Tenure: Freehold EPC Rating: C

#### guide price

## £500,000







Please note the marker reflects the postcode not the actual property

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