



Lumbards, Welwyn Garden City AL7 1PH

welcome to

Lumbards, Welwyn Garden City

This beautifully presented five bedroom semi-detached extended property, is ideally situated in the peaceful Haldens area of Welwyn Garden City. Boasting easy access to local shops and popular local schools as well as off street parking and a wealth of potential throughout. Internally the ground floor comprises of entrance hall, cloakroom, study, spacious lounge, large kitchen/diner with separate utility room, gym and rear hallway with additional storage and access to the garden. Upstairs offers five fantastic sized bedrooms with built in wardrobes and a fitted family bathroom. Externally to the front is a driveway for three cars and to the rear is a private rear garden. Further benefits include ample storage throughout and side access.



Entrance Hall

Tiled flooring, radiator.

Cloakroom

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

Study

11' 2" x 5' 10" (3.40m x 1.78m)

Double glazed window to front, laminate flooring, radiator.

Lounge

19' 10" x 13' (6.05m x 3.96m)

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

Kitchen

18' 2" x 22' (5.54m x 6.71m)

Double glazed window x 2 to rear, tiled flooring, fully fitted kitchen, sink, electric oven, gas hob, radiator, worktops.

Utility Room

6' 5" x 3' 3" (1.96m x 0.99m)

Double glazed window, tiled flooring.

Bedroom One

10' 8" x 10' 4" (3.25m x 3.15m)

Double glazed window to front, laminate wood flooring, radiator, built in wardrobe.

Bedroom Two

10' 7" x 9' 2" (3.23m x 2.79m)

Double glazed window to front, radiator, built in wardrobes, loft access.

Bedroom Three

10' 7" x 9' 10" (3.23m x 3.00m)

Double glazed window to front, laminate flooring, built in wardrobe, radiator.

Bedroom Four

9' x 8' 10" (2.74m x 2.69m)

Double glazed window to rear, laminate flooring, built in wardrobe, radiator.

Bedroom Five

8' 9" x 8' 6" (2.67m x 2.59m)

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

Bathroom

Double glazed window to rear, laminate wood flooring, W/C, wash hand basin, bath/power shower, heated towel rail.

Gym

11' 2" x 7' 8" (3.40m x 2.34m)

Laminate flooring.



Ground Floor



First Floor

Total floor area 160.5 m² (1,727 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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Lumbards, Welwyn Garden City

- Semi-Detached
- Five Bedrooms
- Off Street Parking for Three Cars
- Downstairs Cloakroom
- Ample Storage Throughout

Tenure: Freehold EPC Rating: C

guide price

£600,000



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Property Ref:
WGN108500 - 0002

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Please note the marker reflects the postcode not the actual property


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