

Queens Avenue, WELWYN GARDEN CITY AL7 4BZ



welcome to

Queens Avenue, WELWYN GARDEN CITY

Residing in the desirable Bellway Homes QEII development, this well-presented CHAIN FREE 3 bedroom, 2 bathroom semi-detached family home is ideally located with easy access to popular commuter links and a wealth of green surroundings. The ground floor has a modern kitchen/breakfast room with ample storage, downstairs cloakroom and large living with doors to the rear garden. Upstairs has the main bedroom with en-suite, two further double bedrooms and the family bathroom. Externally there are front and rear gardens, off-street parking and garage.













Entrance Hall

Double glazed door to front, carpet, radiator, spot lights, understairs storage.

Cloakroom

Double glazed window to front, fully tiled, W/C, wash hand basin, extractor, spotlights.

Lounge

16' 2" x 12' 4" (4.93m x 3.76m)

Double glazed doors to rear, carpet, radiator x 2.

Kitchen/ Breakfast Room

8' 8" x 16' 4" (2.64m x 4.98m)

Double glazed window to front, lino, radiator, spot lights, space for washing machine, sink/drainer, gas hob/oven, extractor, fridge/freezer.

Landing

Double glazed window to side, carpet, storage cupboard, radiator, loft access.

Bedroom One

12' 5" x 16' 1" ($3.78m \times 4.90m$) Double glazed window x 2 to rear, carpet, radiator.

En-Suite

Double glazed window to rear, fully tiled, shower, W/C, wash hand basin, extractor, spotlights, towel rail.

Bedroom Two

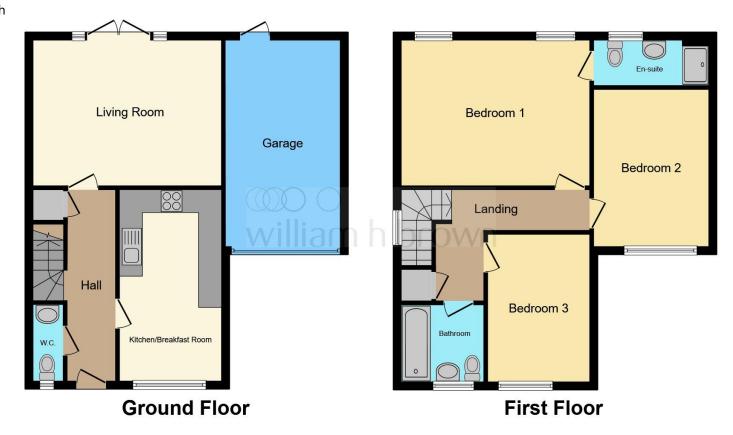
 $10' 6" \times 13' 5" (3.20m \times 4.09m)$ Double glazed window to front, carpet, radiator.

Bedroom Three

 $8' 6" \times 12' 6" (2.59m \times 3.81m)$ Double glazed window to front, carpet, radiator.

Bathroom

Double glazed window to front, fully tiled, bath, W/C, wash hand basin, extractor, spotlights.



Total floor area 121.6 m² (1,308 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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Queens Avenue, WELWYN GARDEN CITY

- CHAIN FREE
- Semi-Detached
- Three Double Bedrooms
- Off Street Parking & Garage
- Two Bathrooms & Downstairs Cloakroom

Tenure: Freehold EPC Rating: B

guide price

£598,999













Please note the marker reflects the postcode not the actual property

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