



**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/drainers, 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 x 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" x 13' 5" ( 3.20m x 4.09m )  
Double glazed window to front, carpet, radiator.

### Bedroom Three

8' 6" x 12' 6" ( 2.59m x 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.



Ground Floor



First Floor

Total floor area 121.6 m<sup>2</sup> (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](http://www.focalagent.com)



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## 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**



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
WGN108224 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

  
william h brown



**01707 324361**



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



**williamhbrown.co.uk**