



Uplands, Welwyn Garden City AL8 7EQ

welcome to

Uplands, Welwyn Garden City

This four bedroom semi-detached home is situated in the sought after West Side area of Welwyn Garden City close to the town centre and main line train station into London Kings Cross. There are also great commuter links via the A1(M) and M25. The downstairs offers a downstairs shower room, lounge and fitted kitchen/diner with French doors to the rear garden. Upstairs boasts four bedrooms and family bathroom. Externally is on-street parking and front garden with side access to the rear garden. A great family location within catchment of fantastic nursery, primary and secondary schools, woodland and open playing fields.



Entrance Hall

Double glazed door and window to front, laminate flooring, radiator.

Shower Room

Double glazed window to side, fully tiled, W/C, wash hand basin, shower.

Lounge

13' x 10' 1" (3.96m x 3.07m)
Double glazed window to front, laminate flooring.

Kitchen/ Diner

8' 9" x 21' 4" (2.67m x 6.50m)
French doors. electric oven, gas hob, extractor, space for washing machine, integrated dishwasher and fridge freezer, sink/drain, laminate flooring, spotlights, radiator.

Landing

Carpet, access to loft.

Bedroom One

9' x 13' 6" (2.74m x 4.11m)
Double glazed window to front, carpet, TV point, fitted wardrobes, spotlights.

Bedroom Two

9' 6" x 10' 7" (2.90m x 3.23m)
Double glazed window to front, carpet, fitted wardrobes.

Bedroom Three

10' x 6' 5" plus door (3.05m x 1.96m plus door)
Double glazed window to rear, carpet, radiator, fitted wardrobe.

Bedroom Four

8' 5" x 9' (2.57m x 2.74m)
Double glazed window to rear, carpet, fitted wardrobe, radiator.

Bathroom

Double glazed window to rear, shower, wash hand basin, W/C, spotlights, towel rail, luxury vinyl tiles.



Ground Floor



First Floor

Total floor area 91.4 m² (984 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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Uplands, Welwyn Garden City

- Semi Detached
- Four Bedrooms
- Downstairs Shower Room
- On Street Parking
- West Side Location

Tenure: Freehold EPC Rating: C

guide price

£535,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN108552 - 0004

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