



**Runsley, Welwyn Garden City AL7 1NJ**



**welcome to**

**Runsley, Welwyn Garden City**

Ideally situated in the peaceful Haldens area of Welwyn Garden City, this fantastic two-bedroom mid-terraced property is offered to the market CHAIN FREE, boasting easy access to local shops and popular local schools and a wealth of potential throughout. Internally the ground floor comprises of entrance hall, lounge and large kitchen with door to rear. Upstairs offers two double bedrooms and shower room with separate W/C. Externally are front and rear gardens with side access and on-street parking.



### **Entrance Hall**

Door to front, double glazed window to front, carpet, radiator, storage cupboard.

### **Lounge**

12' 3" x 10' 5" ( 3.73m x 3.17m )

Double glazed window to front, carpet, back boiler, radiator, TV point.

### **Kitchen**

8' 9" x 18' 10" ( 2.67m x 5.74m )

Double glazed window x 2, door to rear, half vinyl flooring, half carpet, radiator x 2, wall and base units, space for under counter fridge freezer, integrated gas hob/gas oven, space for washing machine, 1 bowl sink.

### **Landing**

Carpet, cupboard x 2, (1 with water tank).

### **Bedroom One**

10' 9" x 18' 11" into alcove ( 3.28m x 5.77m into alcove )

Double glazed window to front x 2, radiator x 2, fitted wardrobes.

### **Bedroom Two**

8' 9" x 12' 1" ( 2.67m x 3.68m )

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

### **Shower Room**

Double glazed window to rear, vinyl flooring, tiled walls, shower cubicle, wash hand basin with vanity, heated towel rail.

### **Separate W/C**

Double glazed window to rear, W/C, radiator.



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## Runsley, Welwyn Garden City

- CHAIN FREE
- Two Double Bedrooms
- Mid-Terraced
- On Street Parking
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D



# £369,950



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN108586 - 0002

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