



Marsden Road, Welwyn Garden City AL8 6YF

welcome to

Marsden Road, Welwyn Garden City

This semi-detached three bedroom home is situated on the popular West side of Welwyn Garden City offering excellent access to the town centre and station, local shops and amenities and fantastic commuters links via the A1M, M25 and A414. The property is ideally located for the catchment area for the desirable Applecroft and Stanborough Schools. This family home comprises of entrance hall, downstairs cloakroom, spacious lounge with doors to the rear garden, separate dining room, fitted kitchen and conservatory. Upstairs offers three bedrooms and family bathroom. Externally there is a front and rear gardens and driveway with parking for multiple cars.



Entrance Hall

Door to front, tiled, radiator.

Cloakroom

Double glazed window to side, radiator, W/C, wash hand basin.

Lounge

12' 9" max x 18' 4" max (3.89m max x 5.59m max)
Double glazed window to front and rear, double glazed door to rear.

Dining Room

15' 9" x 6' 6" (4.80m x 1.98m)
Double glazed window to front, tiled flooring.

Kitchen

15' 7" max x 11' 6" max (4.75m max x 3.51m max)
Double glazed window to rear, tiled flooring, space for cooker/fridge freezer/washing machine, sink/drain, larder, boiler, radiator.

Conservatory

14' 2" x 11' 2" (4.32m x 3.40m)
Double glazed window to side, tiled flooring.

Landing

Double glazed window to front, carpet, loft access.

Bedroom One

11' 7" x 12' 9" (3.53m x 3.89m)
Double glazed window to rear, carpet, wardrobe.

Bedroom Two

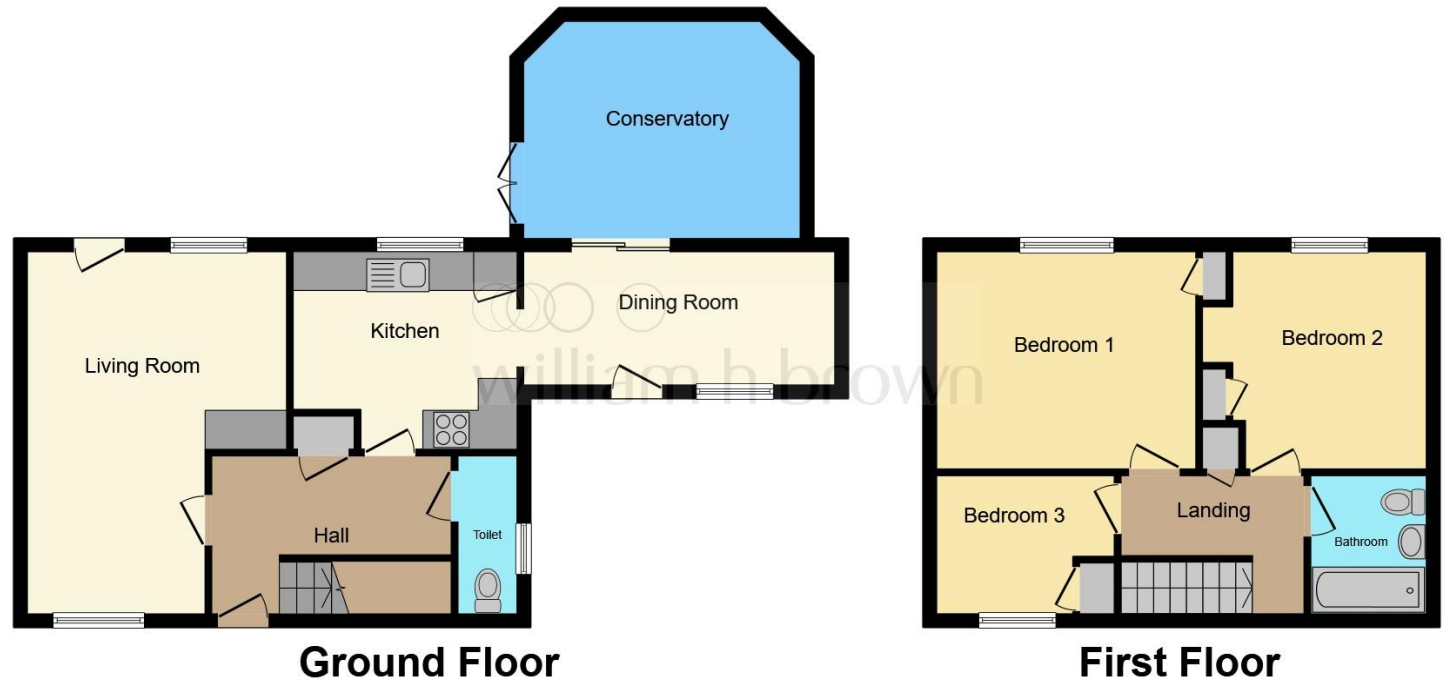
11' 6" x 10' 1" (3.51m x 3.07m)
Double glazed window to rear, carpet, wardrobe.

Bedroom Three

9' 4" x 7' 3" (2.84m x 2.21m)
Double glazed window to front, carpet, storage cupboard.

Bathroom

Double glazed window to side, lino flooring, shower over bath, W/C, wash hand basin.



Ground Floor

First Floor

Total floor area 109.2 m² (1,176 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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Marsden Road, Welwyn Garden City

- Semi-Detached
- Three Bedrooms
- Off Street Parking for Multiple Cars
- Two Reception Rooms
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

guide price

£700,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN108597 - 0002

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william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk