



**Lemsford Lane, Welwyn Garden City AL8 6YJ**



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## **Lemsford Lane, Welwyn Garden City**

This two bedroom terraced family home is situated on the 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 comprises of entrance hall, lounge, diner and fitted kitchen. Upstairs offers two good size bedrooms, family bathroom and the loft room. Externally there is a front and rear garden and off street parking. One of the natural and most picturesque parts of Welwyn Garden City is Stanborough Lakes which is only a short walk away offering two lakes, The Boating Lake and The Sailing Lake where many watersport activities take place here, including sailing, windsurfing and fishing. Additionally, you have the Splash Park and High and Low Rope Adventures. The property is also walking distance to Applecroft Nursery/Primary School, Stanborough Secondary School and Lakeside School.



### Entrance Hall

Door to front.

### Lounge

15' 8" Max x 15' 7" Max ( 4.78m Max x 4.75m Max )  
Double glazed window to front, laminate flooring, fireplace.

### Dining Room

15' 9" x 10' ( 4.80m x 3.05m )  
Wooden flooring, radiator.

### Kitchen

7' 9" x 11' 5" ( 2.36m x 3.48m )  
Space for range cooker/washing machine/tumble drier/ fridge/freezer, wall and base units, part tiled walls, vinyl flooring, door to garden.

### Landing

Double glazed window to front, carpet, radiator.

### Bedroom One

9' 9" x 15' 9" ( 2.97m x 4.80m )  
Double glazed bay window to front, radiator, carpet, built in wardrobe.

### Bedroom Two

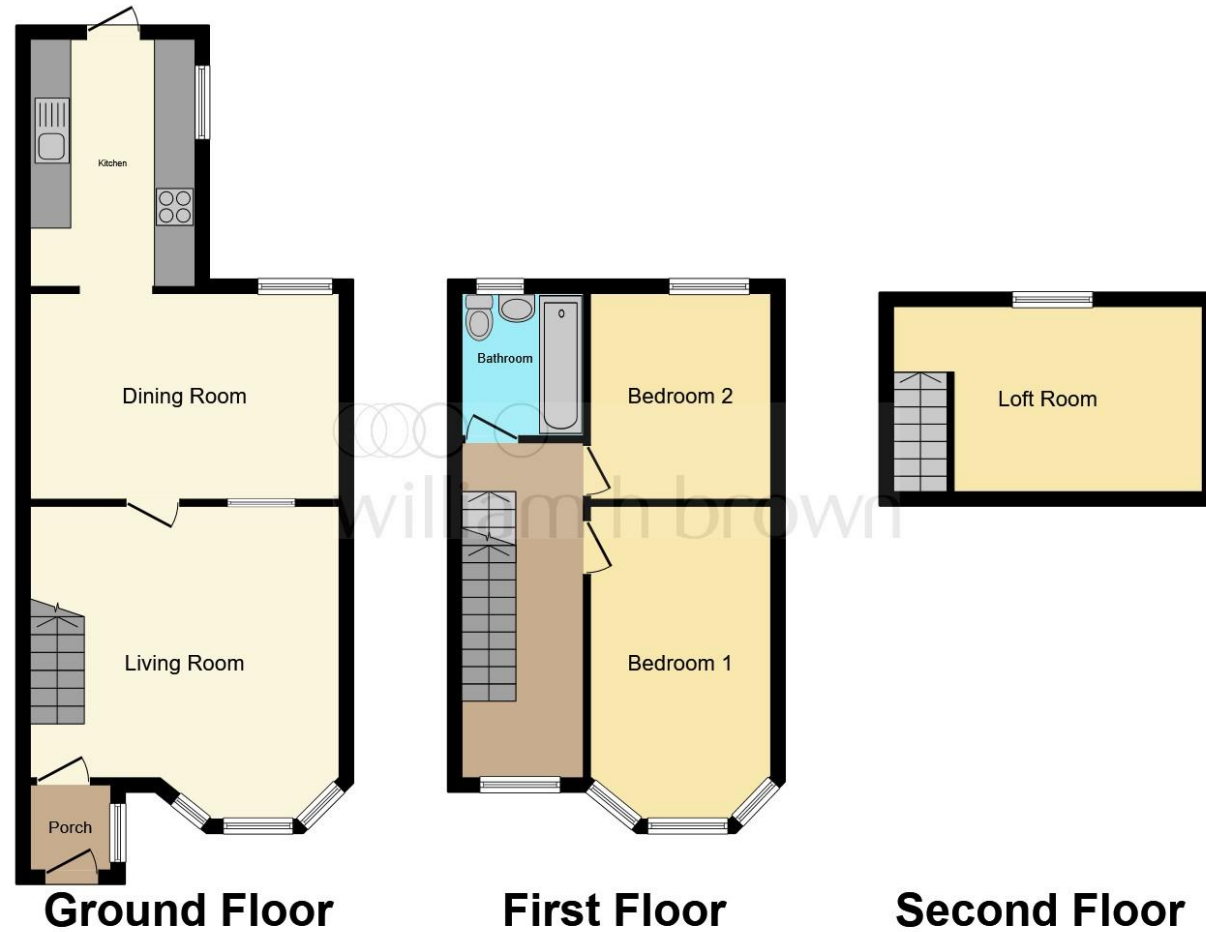
9' 9" x 11' ( 2.97m x 3.35m )  
Radiator, carpet. double glazed window to rear.

### Loft Room

15' x 8' 9" ( 4.57m x 2.67m )  
Spotlights, carpet, storage in eaves, skylights.

### Bathroom

Double glazed window to rear, laminate flooring, W/C, wash hand basin, spotlights, shower over bath.



Total floor area 91.3 m<sup>2</sup> (982 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)



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## Lemsford Lane, Welwyn Garden City

- Terraced House
- Two Bedrooms
- Off Street Parking
- Desirable Location
- Two Reception Rooms

Tenure: Freehold EPC Rating: E



guide price

**£420,000**



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Property Ref:  
WGN108551 - 0004

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Please note the marker reflects the postcode not the actual property

  
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