



**Stoneycroft, WELWYN GARDEN CITY AL7 1QU**



**welcome to**

**Stoneycroft, WELWYN GARDEN CITY**

This three-bedroom mid terraced family home is located in the popular Panshanger area of Welwyn Garden City within close proximity to fantastic local schools with great access via the A414, A1M and main line train station in to London. The internal accommodation boasts downstairs cloakroom, lounge with patio door to rear, and fully fitted kitchen/diner. Upstairs offers three bedrooms and shower room. In addition, there is off street parking as well as front and rear garden. There are a range of local amenities including Moors Walk parade of shops where there is a doctor's surgery, Tesco Express, pharmacy, post office, hair salon, beauticians and food takeaways.



### Entrance Hall

Double glazed door to side, double glazed window to side, water softener.

### Cloakroom

Skylight, tiled flooring, W/C, wash hand basin.

### Lounge

16' 5" x 16' ( 5.00m x 4.88m )  
Patio door to rear, carpet.

### Kitchen/ Diner

15' 8" x 14' 6" ( 4.78m x 4.42m )  
Double glazed window to front x 2, wall lights, integrated dishwasher/fridge freezer, space for range cooker, extractor fan, sink/drain, tiled/carpet, alarm system, warm air heating.

### Landing

Carpet, skylight.

### Bedroom One

14' x 11' 4" ( 4.27m x 3.45m )  
Double glazed window to front, cupboard, carpet, fitted wardrobes.

### Bedroom Two

9' 4" x 13' ( 2.84m x 3.96m )  
Double glazed window to rear, storage cupboard.

### Bedroom Three

13' 1" max x 6' 4" max ( 3.99m max x 1.93m max )  
Double glazed window to rear, carpet.

### Shower Room

Shower cubicle, heated towel rail, wash hand basin, W/C, underfloor heating, shaving points, skylight.

### Store Room

Light, electric points.



**Ground Floor**

**First Floor**

Total floor area 98.3 m<sup>2</sup> (1,058 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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## Stoneycroft, WELWYN GARDEN CITY

- Three Bedrooms
- Mid-Terraced
- Downstairs Cloakroom
- Off Street Parking
- Close to Local Shops & Amenities

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£375,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN108611 - 0003

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