



**Westfield, WELWYN GARDEN CITY AL7 1QZ**



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## Westfield, WELWYN GARDEN CITY

This one-bedroom duplex maisonette 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 into London. The internal accommodation boasts entrance hall, lounge and fully fitted kitchen. Upstairs is the landing with loft access, double bedroom with velux windows and three-piece bathroom. In addition, there is off street parking as well as a communal 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. **\*\* LEASE TO BE EXTENDED ON COMPLETION \*\***



## Entrance Hall

Double glazed window, wooden flooring.

## Lounge

12' 6" x 11' 5" ( 3.81m x 3.48m )  
Double glazed window to rear, wooden flooring, radiator.

## Kitchen

8' 6" x 5' 4" ( 2.59m x 1.63m )  
Double glazed window to front, vinyl flooring, wash hand basin, tiled walls.

## Landing

Carpet, storage, radiator, velux window.

## Bedroom One

10' x 8' 11" ( 3.05m x 2.72m )  
Velux window x 2, carpet, radiator, wardrobe space.

## Bathroom

Velux window, vinyl flooring, bath, wash hand basin, W/C, storage cupboard, electric shower, radiator.



**Ground Floor**



**First Floor**

Total floor area 47.7 m<sup>2</sup> (514 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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## Westfield, WELWYN GARDEN CITY

- Duplex Maisonette
- One Bedroom
- On Street Parking
- Communal Garden
- Close To Local Shops and Amenities

Tenure: Leasehold EPC Rating: D

guide price

**£250,000**



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This is a Leasehold property with details as follows; Term of Lease 90 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108580 - 0002

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Please note the marker reflects the postcode not the actual property

  
william h brown



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