



Rollswood, WELWYN GARDEN CITY AL7 4DG

welcome to

Rollswood, WELWYN GARDEN CITY

***** GUIDE PRICE £380,000 - £385,000 ***** This well presented three-bedroom end of terrace family home is situated in a quiet cul de sac on the south side of the town centre in Welwyn Garden City. The ground floor consists of large living room with doors to the conservatory, and fully fitted kitchen with door to the rear garden. Upstairs are three bedrooms, family bathroom and storage. Externally are front and rear gardens and on street parking. The property is conveniently located close to local shops, Welwyn Garden City Town Centre and fantastic road links to the A1M and the M25.



Lounge

19' 10" x 12' 5" (6.05m x 3.78m)

Double glazed window to front, carpet, electric fire place, radiator.

Kitchen

9' 2" x 16' 5" (2.79m x 5.00m)

Double glazed window, back door to garden. wooden flooring, radiator, sink, integrated dishwasher.

Conservatory

11' x 11' (3.35m x 3.35m)

Tiled flooring, electric.

Bedroom One

13' 11" x 9' 7" (4.24m x 2.92m)

Double glazed window to front, carpet, radiator.

Bedroom Two

12' x 9' 5" (3.66m x 2.87m)

Double glazed window to front, carpet, radiator, storage cupboard.

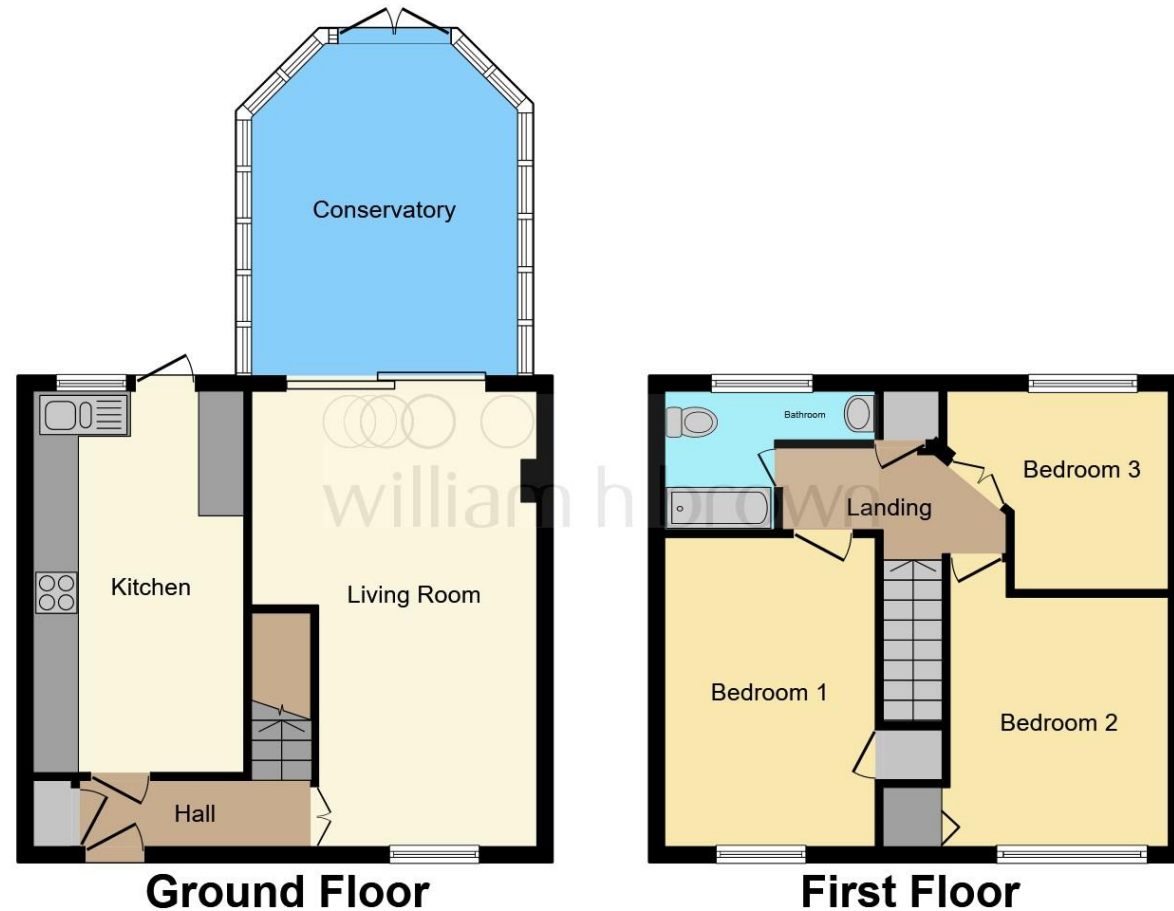
Bedroom Three

9' 10" x 9' 5" (3.00m x 2.87m)

Double glazed window to rear, carpet, radiator.

Bathroom

Double glazed window to rear, wooden flooring, bath, W/C, wash hand basin, heated towel rail.



Total floor area 96.1 m² (1,034 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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welcome to

Rollwood, WELWYN GARDEN CITY

- Three Bedrooms
- End of Terrace
- On Street Parking
- Desirable Location
- Conservatory

Tenure: Freehold EPC Rating: C

offers in excess of

£380,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN104276 - 0005

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