



Beehive Lane, WELWYN GARDEN CITY AL7 4BN

welcome to

Beehive Lane, WELWYN GARDEN CITY

This fantastic traditional garden city home is located in the desirable Beehive Conservation Area, ideally located near to local green spaces and amenities to perfectly suit family life. Internally on the ground floor the property comprises of entrance hall, cloakroom, lounge, dining room, modern fitted kitchen, utility room and integral access to the garage. Upstairs offers three great sized bedrooms and a three piece fitted bathroom suite. Externally to the front the property offers a driveway alongside a well presented front garden and to the rear, a mature rear garden with a patio area and greenhouse. Additional benefits include easy access to King George Playing Fields, local Hall Grove shop parade and also Welwyn Garden City town centre and mainline station. Commuter links via the A1(M) & A414 are also within easy reach too.



Entrance Hall

Double glazed window to front, double glazed door to front, carpet, radiator.

Cloakroom

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

Lounge

17' 8" x 10' (5.38m x 3.05m)

Double glazed window to rear, double glazed bay window to front, carpet.

Dining Room

10' 7" x 7' 8" (3.23m x 2.34m)

Patio doors to rear.

Kitchen

8' 7" x 18' 5" (2.62m x 5.61m)

Double glazed window to rear and side, double glazed door to side, gas hob, double electric oven, sink/drain, spotlights, laminate flooring, radiator.

Utility Room

11' 1" x 10' 5" (3.38m x 3.17m)

Double glazed window to rear, door to rear, lino flooring, base units, sink.

Landing

Double glazed window to front, airing cupboard, carpet, loft access.

Bedroom One

11' 5" + wardrobe x 10' 2" (3.48m + wardrobe x 3.10m)

Double glazed window to rear, carpet, radiator, wardrobes.

Bedroom Two

8' 1" x 10' 2" (2.46m x 3.10m)

Double glazed window to rear and side, carpet, wardrobe, radiator.

Bedroom Three

10' 1" x 7' 4" (3.07m x 2.24m)

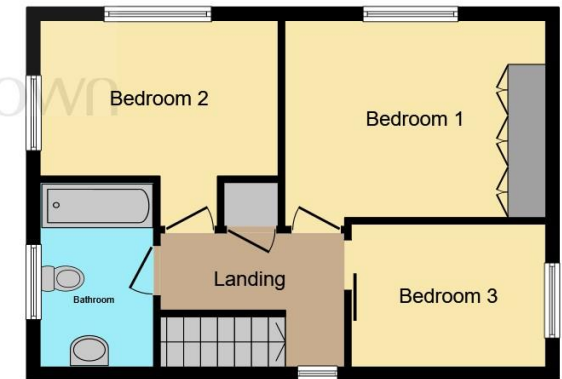
Double glazed window to side, radiator, carpet.

Bathroom

Double glazed window to side, carpet, bath, radiator, wash hand basin, radiator.



Ground Floor



First Floor

Total floor area 135.4 sq.m. (1,457 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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Beehive Lane, WELWYN GARDEN CITY

- Detached House
- Three Bedrooms
- Garage & Off-Street Parking
- Desirable Location
- Two Reception Rooms

Tenure: Leasehold EPC Rating: D

guide price

£650,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1956. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108610 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk