



**Longcroft Lane, WELWYN GARDEN CITY AL8 6EJ**



**welcome to**

**Longcroft Lane, WELWYN GARDEN CITY**

This rarely available two bedroom end terraced home is ideally located on the west side of Welwyn Garden City just a short distance away from Welwyn Garden City town centre, mainline station with quick links to London and sought after local schools. Offered to the market CHAIN FREE, the property also boasts off street parking. Internally the ground floor comprises of entrance hall, lounge and modern fitted kitchen. Upstairs offers two bedrooms and family bathroom. Externally the property benefits from a generous rear garden with decking area and side access to the front. Further benefits include double glazing throughout and gas central heating.



### Lounge

13' 9" x 12' 11" ( 4.19m x 3.94m )

Double glazed window to front, wooden flooring, storage cupboard.

### Kitchen

16' 11" x 6' 10" ( 5.16m x 2.08m )

Double glazed window to rear, tiled flooring, sink, radiator.

### Bedroom One

16' 11" x 9' 7" ( 5.16m x 2.92m )

Double glazed window to front, wooden flooring, radiator.

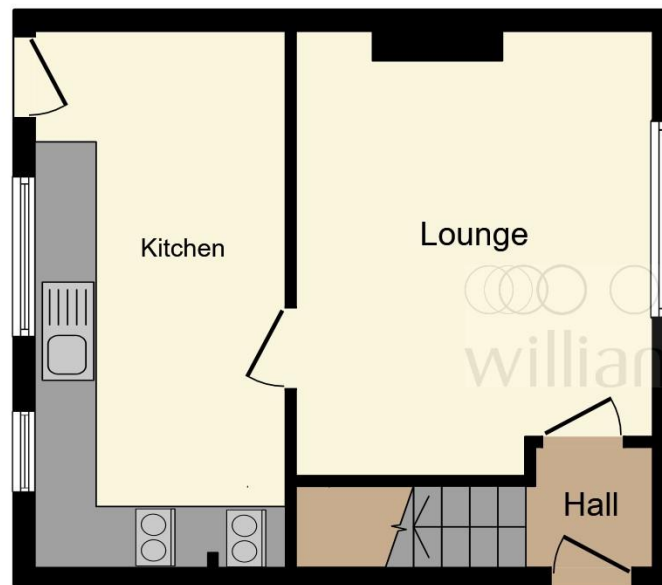
### Bedroom Two

10' 11" x 8' 6" ( 3.33m x 2.59m )

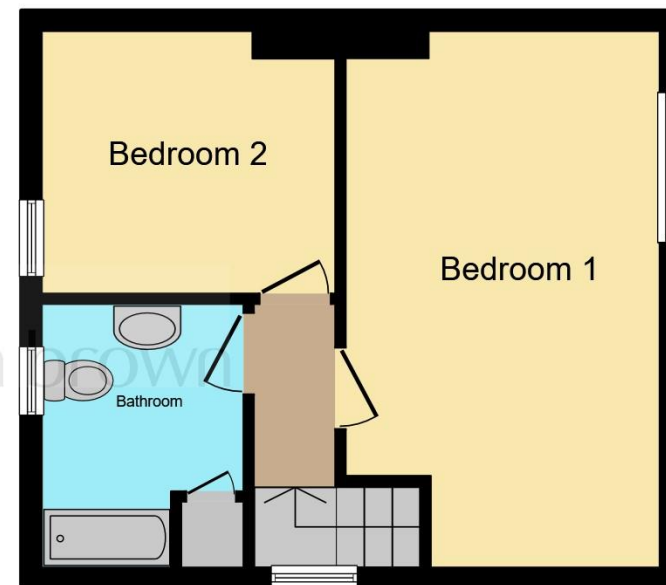
Double glazed window to rear, wooden flooring, radiator.

### Bathroom

Double glazed window to rear, tiled flooring, W/C, wash hand basin, heated towel rail, storage cupboard.



**Ground Floor**



**First Floor**

Total floor area 63.8 m<sup>2</sup> (686 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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## Longcroft Lane, WELWYN GARDEN CITY

- CHAIN FREE
- End of Terrace
- Two Bedrooms
- Off Street Parking
- Close to Town Centre & Train Station

Tenure: Freehold EPC Rating: D

offers in excess of

**£425,000**



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Property Ref:  
WGN105995 - 0003

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Please note the marker reflects the  
postcode not the actual property

  
william h brown



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