



**Howlands, WELWYN GARDEN CITY AL7 4HP**

**welcome to**

**Howlands, WELWYN GARDEN CITY**

This CHAIN FREE three-bedroom mid-terrace family home is ideally situated close to local amenities including shops, schools, parks and bus routes plus easy access into the busy town centre and mainline train station into London. The property boasts entrance hall opening into the spacious lounge and fully fitted kitchen with space for appliances. Upstairs the landing provides access to three bedrooms and a shower room. Externally to the front is a driveway offering off street parking and a rear garden. The property further benefits from double glazing and central heating throughout.



### Entrance Hall

Double glazed door to front, wooden flooring, radiator.

### Lounge

12' 6" x 12' 4" ( 3.81m x 3.76m )

Double glazed window to front, fireplace, radiator.

### Kitchen

10' 1" x 10' 9" + alcove ( 3.07m x 3.28m + alcove )

Double glazed window to rear, tiled flooring, sink/drain, tiled splash back, radiator, space for washing machine/dishwasher/dryer/fridge freezer, electric oven, gas hob.

### Landing

Carpet, loft access, airing cupboard with radiator.

### Bedroom One

11' 6" x 10' 9" ( 3.51m x 3.28m )

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

### Bedroom Two

9' 6" x 8' 2" ( 2.90m x 2.49m )

Double glazed window to front, carpet, radiator.

### Bedroom Three

6' 6" x 9' 4" ( 1.98m x 2.84m )

Double glazed window to front, carpet, radiator.

### Shower Room

Double glazed window to rear, heated towel rail, shower cubicle, W/C, wash hand basin.



**Ground Floor**



**First Floor**

Total floor area 72.2 m<sup>2</sup> (778 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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## Howlands, WELWYN GARDEN CITY

- Three Bedrooms
- Mid-Terraced
- Off Street Parking
- CHAIN FREE
- Close To Local Amenities

Tenure: Freehold EPC Rating: C

guide price

**£375,000**



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Property Ref:  
WGN108632 - 0004

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postcode not the actual property