



**Dawley, Welwyn Garden City AL7 1DX**



**welcome to**

## **Dawley, Welwyn Garden City**

This CHAIN FREE three bedroom semi-detached family home is situated in the sought after Haldens area of Welwyn Garden City. The ground floor of the property boasts entrance hall, lounge, fully fitted kitchen with space for appliances and a conservatory. Upstairs offers three bedrooms and family shower room. Additional benefits include double glazing and central heating throughout. Externally are front and rear gardens and on-street parking. Welwyn Garden City town centre is only a short walk away and offers a wide range of amenities and shops as well as the main line train station into London Kings Cross and Moorgate.



### Entrance Hall

Carpet, radiator.

### Lounge

16' 8" x 11' ( 5.08m x 3.35m )

Double glazed window to side, carpet, fireplace, radiator.

### Kitchen

16' 4" x 13' 6" ( 4.98m x 4.11m )

Double glazed window to front and side, space for appliances.

### Conservatory

12' 2" x 6' 4" ( 3.71m x 1.93m )

### Bedroom One

13' 8" x 10' 10" ( 4.17m x 3.30m )

Double glazed window to front, storage cupboard, radiator.

### Bedroom Two

11' x 10' 11" ( 3.35m x 3.33m )

Double glazed window to rear, carpet, radiator.

### Bedroom Three

9' 7" x 7' 8" ( 2.92m x 2.34m )

Double glazed window to rear, laminate wood flooring, radiator.

### Shower Room

Double glazed window to front, tiled flooring, walk-in shower, heated towel rail, wash hand basin, W/C.



**Ground Floor**



**First Floor**

Total floor area 83.7 m<sup>2</sup> (901 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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## Dawley, Welwyn Garden City

- CHAIN FREE
- Three Bedrooms
- Semi-Detached
- On Street Parking
- Close to Town Centre

Tenure: Freehold EPC Rating: D

offers in excess of

**£350,000**



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Property Ref:  
WGN108658 - 0004

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Please note the marker reflects the  
postcode not the actual property