



**The Paddocks, Welwyn Garden City AL7 2BW**

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## **The Paddocks, Welwyn Garden City**

A fantastic opportunity to acquire this four bedroom detached home which benefits from off street parking and a garage. The property boasts excellent living accommodation with downstairs cloakroom, three reception rooms and fully fitted kitchen. To the first floor are four good sized bedrooms plus the family bathroom with storage and loft access. Externally the property has a garage with utility room and a recently landscaped rear garden. Additional benefits include double glazing, gas central heating and off street parking. The property is situated in the popular area of Panshanger, with great commuter links via the A414, A1(M), and mainline rail links into London. There are a range of local amenities including Moors Walk parade of shops where there is a doctor's surgery, Tesco express, pharmacy, post office, hair salon and beauticians. Morrison's supermarket and petrol station is within easy reach as well as popular primary and secondary schools.



### Entrance Hall

Laminate flooring.

### Cloakroom

Part tiled walls, laminate flooring, W/C, wash hand basin.

### Lounge

22' 6" x 12' 11" ( 6.86m x 3.94m )

Double glazed to front, laminate flooring, stairs, radiator x 2.

### Dining Room

10' 5" x 10' ( 3.17m x 3.05m )

Open plan into kitchen, laminate flooring, double glazed window to rear, radiator,

### Reception Room Three

11' 7" x 10' ( 3.53m x 3.05m )

Open into dining room, patio doors to rear, TV point, sliding doors to lounge.

### Kitchen

12' 3" x 9' 1" ( 3.73m x 2.77m )

Double glazed window to side, laminate flooring, space for fridge freezer, wall and base units, induction hob, extractor, part tiled walls (splashback), work surfaces, integrated dishwasher and oven, 1 bowl sink.

### Utility Room/ Garage

16' 8" x 9' 2" ( 5.08m x 2.79m )

Lino flooring, up and over door, fitted wall and base units, work surface, space for washing machine and tumble drier.

### Landing

Laminate flooring.

### Bedroom One

12' 8" x 11' 4" ( 3.86m x 3.45m )

Double glazed to front, carpet, radiator, fitted wardrobes, dresser area.

### Bedroom Two

12' 9" x 10' 11" ( 3.89m x 3.33m )

Double glazed to front, carpet, radiator, fitted wall storage radiator, built in wardrobe.

### Bedroom Three

9' 7" x 8' 6" ( 2.92m x 2.59m )

Double glazed window to rear, radiator, carpet.

### Bedroom Four

9' 7" x 6' 8" ( 2.92m x 2.03m )

Double glazed window to rear, wooden floor boards, radiator.

### Bathroom

Double glazed window to rear, tiled walls, spotlights, waterfall shower over bath, wash hand basin and vanity, W/C.

### Loft Space

Part boarded.

### Outside

Side access, shed at side, BBQ area, paving slabs, fully fenced, astro turf, tree lined to rear.



**Ground Floor**



**First Floor**

Total floor area 123.9 sq.m. (1,333 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## The Paddocks, Welwyn Garden City

- Detached Family Home
- Four Bedrooms
- Garage
- Three Reception Rooms
- Sought After Location

Tenure: Freehold EPC Rating: D

offers in excess of

**£585,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN108675 – 0003

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