



**Forresters Drive, Welwyn Garden City AL7 2JA**

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**Forresters Drive, Welwyn Garden City**

This beautifully presented end of terrace one bedroom cluster house is located in the popular area of Panshanger. The recently refurbished property offers its own front and rear gardens, an allocated parking space and ample communal parking. The ground floor comprises of front door leading into the open plan lounge and kitchen. Upstairs has one double bedroom, fitted bathroom and loft access. Perfectly suited to first time buyers, investors and those looking to downsize. This property has been totally refurbished with new bathroom and kitchen and new boiler installed.



### Lounge

9' 7" x 12' 6" ( 2.92m x 3.81m )

Double glazed window to front, radiator, engineered wood flooring.

### Kitchen

9' 10" x 5' 4" ( 3.00m x 1.63m )

Double glazed window to side, engineered wood flooring, understairs store, space for washing machine, electric hob/oven, integrated fridge freezer.

### Landing

Carpet, loft access (half boarded).

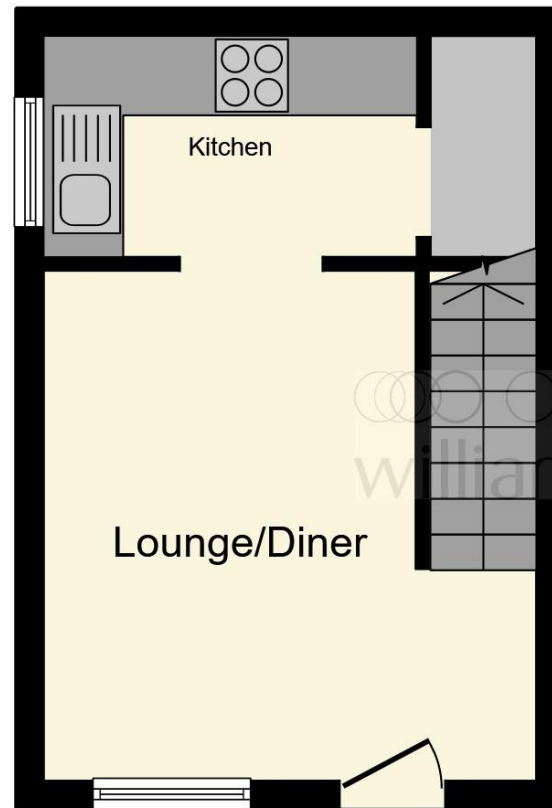
### Bedroom One

9' 9" x 9' 8" ( 2.97m x 2.95m )

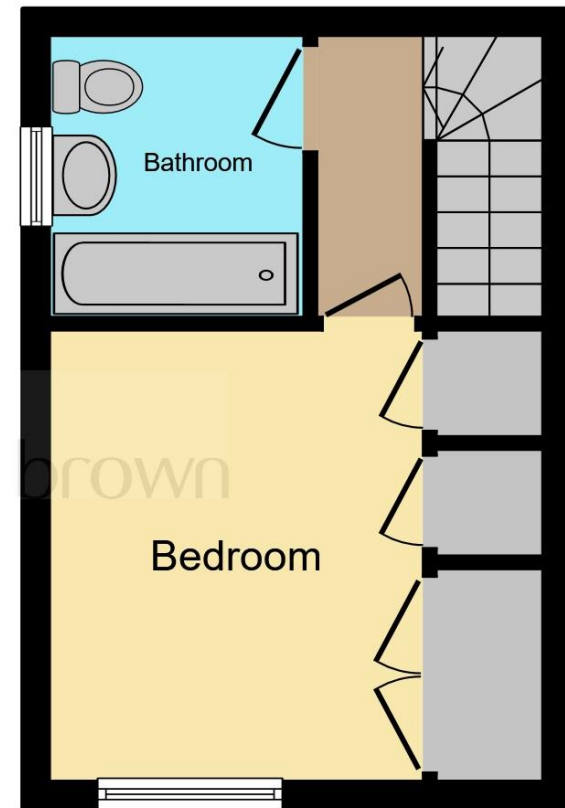
Double glazed window to front, fitted storage, boiler in wardrobe.

### Bathroom

Tiled flooring, W/C, wash hand basin, shower over bath.



**Ground Floor**



**First Floor**

Total floor area 41.8 m<sup>2</sup> (449 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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## Forresters Drive, Welwyn Garden City

- One Bedroom Cluster House
- End of Terrace
- Allocated & Communal Parking
- Front & Rear Garden
- Fully Renovated

Tenure: Freehold EPC Rating: C

offers in excess of

**£300,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN108560 - 0003

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william h brown



**01707 324361**



WelwynGardenCity@williamhbrown.co.uk



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



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