



**Birchall Wood, Welwyn Garden City AL7 2HL**



**welcome to**

## **Birchall Wood, Welwyn Garden City**

This CHAIN FREE detached four bedroom house is situated in the peaceful area of Panshanger close to popular woodland walks and countryside and with easy access to great commuter links via the A414, A1(M), M25 and main line rail links in to London. Morrisons supermarket and petrol station are within easy reach as well as popular primary and secondary schools. In addition, the local amenities at Moors Walk parade offers a doctor's surgery, Tesco Express, pharmacy, post office, hair salon, beauticians and take away restaurants. The property benefits from an entrance hall, downstairs cloakroom, living room with patio doors out to the conservatory and fully fitted kitchen/diner. Upstairs offers the main bedroom with en-suite, three further bedrooms, family bathroom and loft access. Externally there is a double garage and driveway for three cars.



### Entrance Hall

Double glazed door to front, carpet.

### Cloakroom

Double glazed window to front, W/C, wash hand basin, tiled walls, laminate flooring.

### Lounge

11' 7" x 18' 7" ( 3.53m x 5.66m )

Patio doors to conservatory, wall lights, fireplace, carpet.

### Kitchen/ Diner

23' 6" x 9' 4" ( 7.16m x 2.84m )

Double glazed window to front, integrated hob/oven, space for dishwasher/fridge freezer, sink/drain, carpet.

### Conservatory

9' 4" max x 20' 4" max ( 2.84m max x 6.20m max )

Double glazed window and door to rear.

### Landing

Carpet, airing cupboard, warm air system, loft access.

### Bedroom One

8' 4" x 11' 11" ( 2.54m x 3.63m )

Double glazed window to front, laminate flooring, wardrobe.

### En-Suite

Tiled, shower, wash hand basin, radiator.

### Bedroom Two

7' 4" x 9' 4" ( 2.24m x 2.84m )

Double glazed window to rear, laminate flooring, wardrobe.

### Bedroom Three

7' 5" x 9' 5" ( 2.26m x 2.87m )

Double glazed window to rear, carpet.

### Bedroom Four

9' 4" x 8' 1" + door ( 2.84m x 2.46m + door )

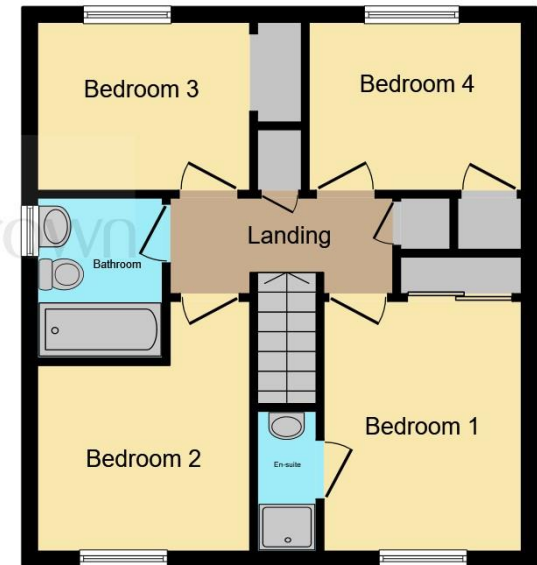
Double glazed window to front, laminate flooring.

### Bathroom

Double glazed window to side, bath, radiator, W/C, wash hand basin, tiled.



**Ground Floor**



**First Floor**

Total floor area 136.8 m<sup>2</sup> (1,473 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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## Birchall Wood, Welwyn Garden City

- CHAIN FREE
- Detached House
- Four Bedrooms
- Garage & Off Street Parking
- Warm Air Heating System

Tenure: Freehold EPC Rating: D



# £575,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN108645 - 0003

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