



**Creswick Court, Welwyn Garden City AL7 3SX**

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## **Creswick Court, Welwyn Garden City**

This three bedroom mid-terrace family home is positioned in a quiet cul-de-sac location within easy access for local amenities, schools and easy access to Welwyn Garden City town centre and main line train station to London. The ground floor offers a large entrance hall with storage, downstairs W/C, a great size living room and fitted kitchen/ dining room with ample space for appliances. Upstairs consists of three good size bedrooms plus a modern fitted family bathroom, loft access and airing cupboard. Further benefits include gas central heating & double glazing. Externally the rear garden is fully enclosed by fencing with rear access.



### Entrance Hall

Door to front, laminate flooring throughout.

### Downstairs Cloakroom

W/C, wash hand basin, laminate flooring.

### Kitchen

11' 6" x 11' 6" ( 3.51m x 3.51m )

Fitted Kitchen, work surfaces, space for washing machine, space for oven and space for dishwasher, tiled splash back, laminate flooring, space for free standing fridge freezer.

### Lounge

14' x 11' 7" ( 4.27m x 3.53m )

Laminate flooring throughout, double glazed windows, radiator, TV point.

### Bedroom One

13' x 8' 9" ( 3.96m x 2.67m )

Laminate flooring throughout, radiator, TV point, double glazed window to front.

### Bedroom Two

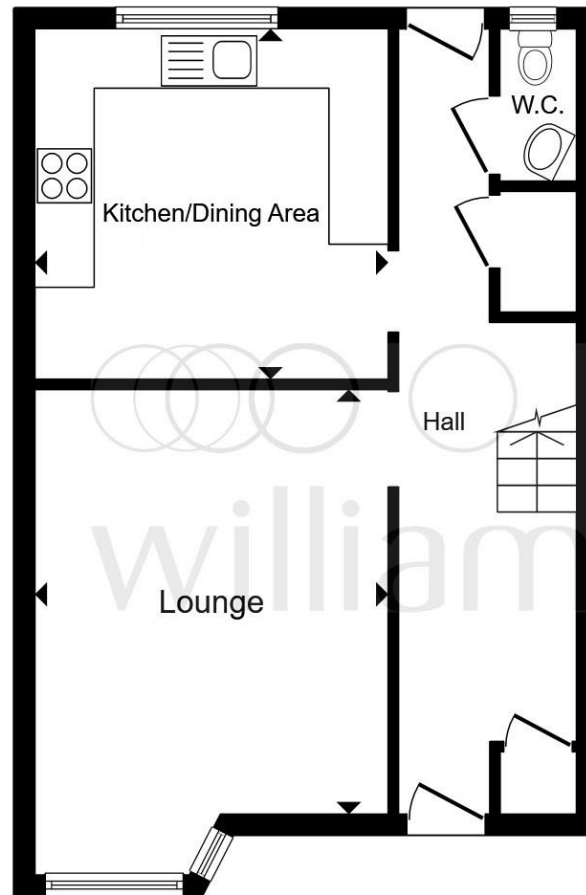
11' 1" x 10' 6" ( 3.38m x 3.20m )

Laminate flooring throughout, radiator, TV point, double glazed window to rear.

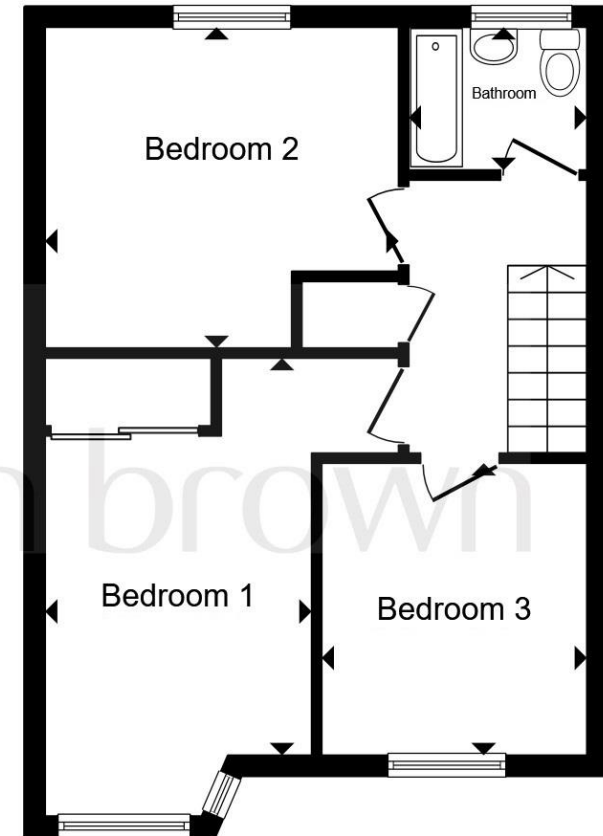
### Bedroom Three

9' 5" x 8' 7" ( 2.87m x 2.62m )

Laminate flooring, radiator, TV point, double glazed window to front.



**Ground Floor**



**First Floor**

Total floor area 85.7 sq.m. (922 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).

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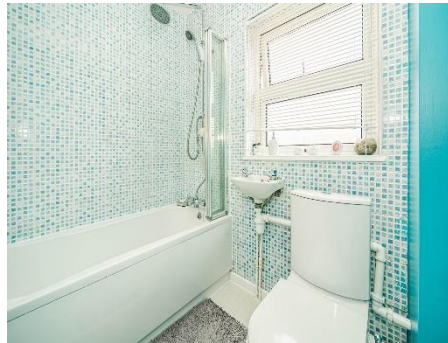
## Creswick Court, Welwyn Garden City

- Easy Access for Local Amenities and Schools
- Three Bedrooms
- Enclosed Garden with Rear Access
- Large Entrance Hall with Storage
- Resident Permit Parking

Tenure: Freehold EPC Rating: C

guide price

**£390,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN108701 - 0003

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