



Summer Dale, Welwyn Garden City AL8 7QJ

welcome to

Summer Dale, Welwyn Garden City

This fantastic three-bedroom family home is located on the very sought after West side area in Welwyn Garden City. Ideally situated in a prominent position for all local schools, shops and walking distance to the station. The property comprises: entrance hall, bright open lounge with bay window and a great size kitchen/ diner with access to the rear garden. Upstairs offers three bedrooms and a three-piece fitted bathroom. Further benefits include: gas to radiator heating, double glazing, loft access and plenty of storage. Externally the property boasts a private front & rear garden.



Entrance Hall

Door to front, tiled floor & radiator

Lounge

12' Max x 12' +bay window (3.66m Max x 3.66m +bay window)
Wood floor, gas fire place, radiator & bay window to front

Kitchen

10' x 15' (3.05m x 4.57m)
Tiled floor, tiled splash back, sink/ drainer, double glazed window to rear, door to garden, wall &bas units, gas hob, electric oven, space for washing machine, integrated fridge/freezer, dishwasher and spot lights

Bedroom One

11' Max x 13' Max (3.35m Max x 3.96m Max)
Carpet, double glazed window to rear & radiator

Bedroom Two

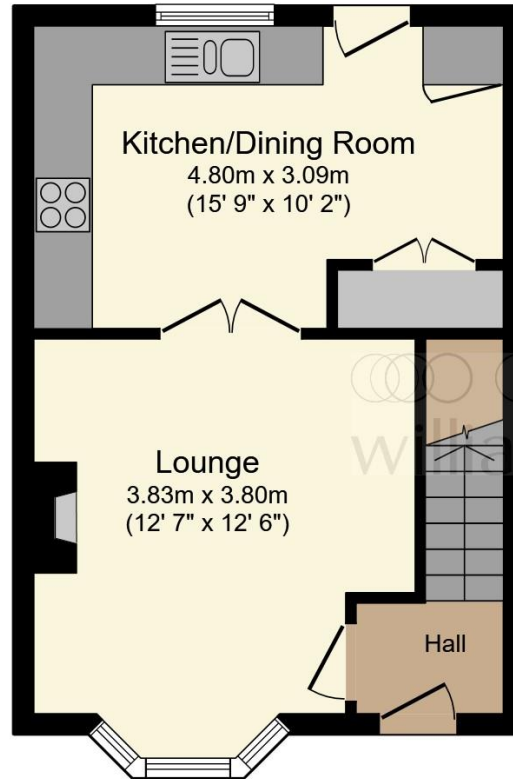
9' Max x 10' Max (2.74m Max x 3.05m Max)
Carpet, radiator, double glazed window to front, storage cupboard & radiator

Bedroom Three

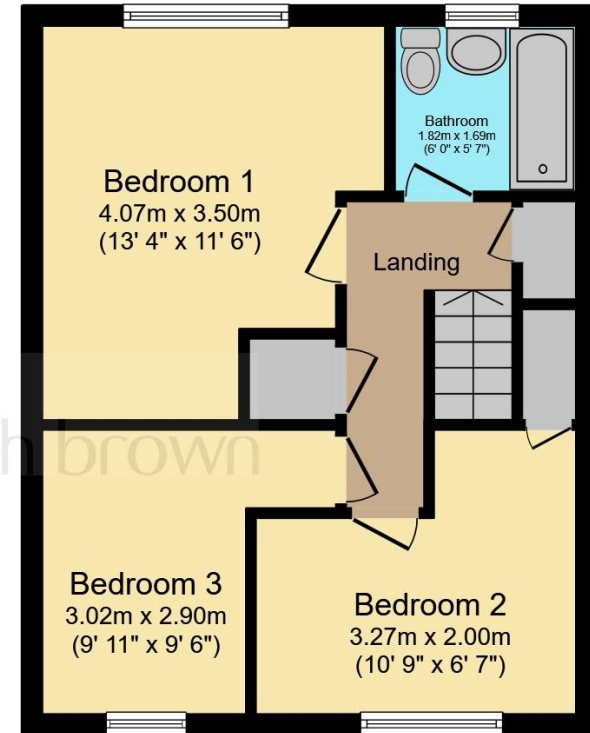
9' x 6' +Door Recess (2.74m x 1.83m +Door Recess)
Carpet, double glazed window to front & radiator

Bathroom

Bath, tiled floor, wash hand basin, toilet, double glazed window to rear & electric shower



Ground Floor



First Floor

Total floor area 72.6 m² (781 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



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Summer Dale, Welwyn Garden City

- Great Family Home
- Three Bedrooms
- Rear Garden
- Kitchen / Diner
- Westside Location

Tenure: Freehold EPC Rating: Awaited



£400,000



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Property Ref:
WGN108651 - 0002

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Please note the marker reflects the
postcode not the actual property