



Thistle Grove, Welwyn Garden City AL7 4AQ

welcome to

Thistle Grove, Welwyn Garden City

An immaculately presented three-bedroom mid-terrace family home which offers excellent size living accommodation and garage with great commuter links via the A414, A1(M) and mainline rail links into London. The ground floor comprises of porch into entrance hall, large lounge and ground floor extension providing extra living space. There is also a large modern fitted kitchen, with side access to the garden and a downstairs cloakroom. To the first floor there are three good size bedrooms and a fitted shower room. Externally to the rear the property offers a large garden mainly laid to lawn with a patio area, wooden garage and driveway which is accessed by a service road for the residents.



Entrance Hall

Door to Front

Lounge

19' x 10' (5.79m x 3.05m)

Double glazed window, electric fireplace & carpet

Dining Room

9' x 8' (2.74m x 2.44m)

Patio doors to rear garden, radiator & carpet

Kitchen

9' Max x 22' Max (2.74m Max x 6.71m Max)

Door to rear, tiled floor, sink/ drainer, electric hob & oven, space for dishwasher, washing machine & fridge/ freezer, radiator, window to front & radiator

Landing

Storage cupboard, airing cupboard- with boiler, loft access with pull down ladder

Bedroom One

10' 1" x 8' 1" (3.07m x 2.46m)

Double glazed window to front, radiator, storage cupboard & fitted wardrobes

Bedroom Two

10' Max x 8' Max (3.05m Max x 2.44m Max)

Double Glazed window to rear, storage cupboard, carpet & radiator

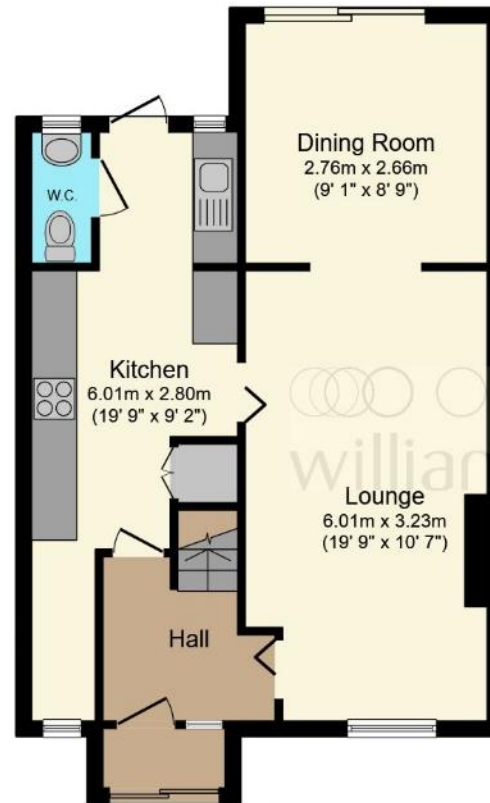
Bedroom Three

10' x 6' (3.05m x 1.83m)

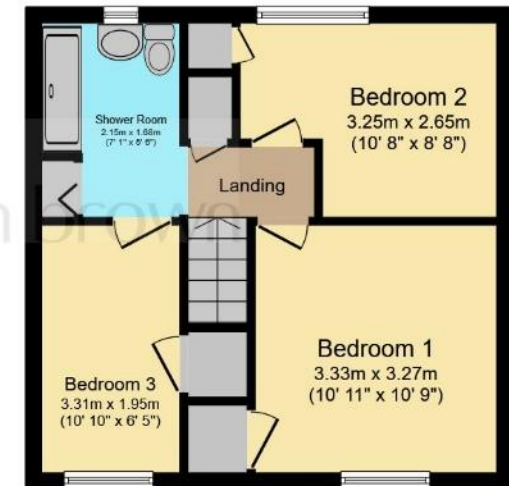
Double glazed window to front, storage over stairs carpet & radiator

Shower Room

Walk in shower cubical, wash hand basin, toilet, heated towel rail, lino & double glazed window to rear



Ground Floor



First Floor

Total floor area 90.5 m² (974 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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Thistle Grove, Welwyn Garden City

- Three Bedrooms
- Off Street Parking & Garage
- Ground Floor Extension
- Downstairs WC
- Fitted Shower Room

Tenure: Freehold EPC Rating: Awaited



offers in excess of

£400,000



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Property Ref:
WGN108721 - 0006

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Please note the marker reflects the
postcode not the actual property


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