



Picketts, Welwyn Garden City AL8 7HJ



welcome to

Picketts, Welwyn Garden City

**** GUIDE PRICE £500,000 - £525,000 **** This fantastic end of terrace 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 local schools, shops and walking distance to the station. The property comprises: entrance hall, lounge, fully fitted kitchen and conservatory. Upstairs offers three good sized bedrooms and a fitted bathroom. Further benefits include central heating and double glazing throughout.



Entrance Hall

Laminate flooring.

Lounge

13' max x 18' max (3.96m max x 5.49m max)

Double glazed window to front, laminate flooring.

Kitchen

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

Tile flooring, integrated oven, gas hob, extractor fan, sink/drain, space for fridge freezer/washing machine/dryer, storage understairs.

Conservatory

11' x 14' (3.35m x 4.27m)

Double glazed window to rear and side, laminate flooring.

Landing

Laminate flooring, loft access, storage cupboard.

Bedroom One

9' 1" x 11' (2.77m x 3.35m)

Double glazed window to front, laminate flooring.

Bedroom Two

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

Double glazed window to rear, storage cupboard.

Bedroom Three

9' 1" x 5' 1" (2.77m x 1.55m)

Double glazed window to front, storage.

Bathroom

Double glazed window to side and rear, fully tiled, shower cubicle, W/C, wash hand basin, towel rail.



Ground Floor



First Floor

Total floor area 94.7 m² (1,020 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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Picketts, Welwyn Garden City

- Three Bedrooms
- End of Terrace
- On Street Parking
- Conservatory
- Desirable West Side Location

Tenure: Freehold EPC Rating: D

guide price

£500,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN108713 - 0003

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