



Boundary Lane, Welwyn Garden City AL7 4EQ

welcome to

Boundary Lane, Welwyn Garden City

This fantastic three bedroom semi-detached home is situated in the popular residential Howlands area of Welwyn Garden City. The property boasts modern amenities, including a well-fitted kitchen and a lounge/diner that leads to a conservatory, providing a bright space overlooking the garden. Upstairs boasts dual aspect master bedroom with built in storage, two further bedrooms and modern shower room. The large rear garden is designed with patio and lawn areas, ideal for outdoor activities. The property offers convenience with off-road parking and is located in a desirable area close to local amenities and transport links.



Entrance Hall

Double glazed door and window to front.

Lounge

19' x 12' (5.79m x 3.66m)

Double glazed window to front, carpet.

Kitchen

16' x 9' (4.88m x 2.74m)

Double glazed window to rear, space for fridge freezer/range cooker/dishwasher, sink/drain, wine cooler, larder, extractor, spotlights.

Conservatory

20' x 12' (6.10m x 3.66m)

Double glazed window to rear, laminate flooring.

Bedroom One

14' x 9' (4.27m x 2.74m)

Double glazed window to front and side.

Bedroom Two

12' x 9' + door (3.66m x 2.74m + door)

Double glazed window to front, laminate flooring.

Bedroom Three

9' x 9' max (2.74m x 2.74m max)

Double glazed window to rear, carpet, radiator.

Shower Room

Double glazed window to rear, tiled flooring, wash hand basin, W/C, spotlights, shower cubicle.



Ground Floor



First Floor

Total floor area 99.3 m² (1,069 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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Boundary Lane, Welwyn Garden City

- Three Bedrooms
- Semi-Detached
- Driveway
- Conservatory
- Desirable Location

Tenure: Freehold EPC Rating: D

offers in excess of

£475,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN108716 - 0005

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