

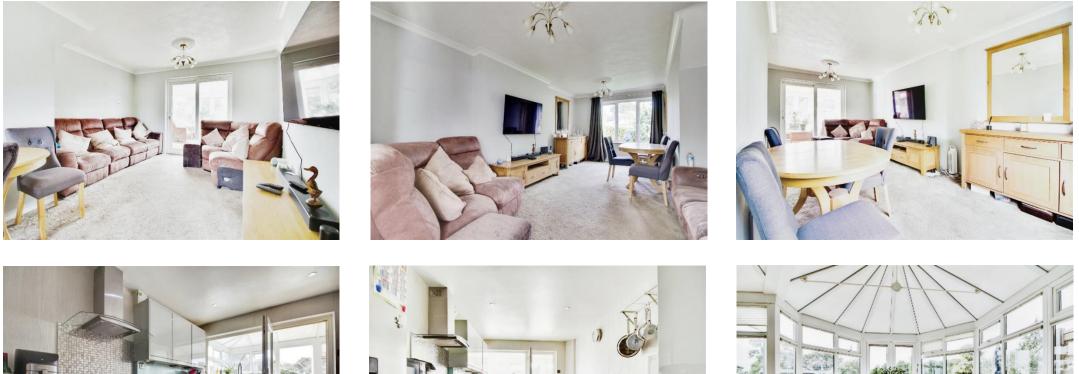
Boundary Lane, Welwyn Garden City AL7 4EQ



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/drainer, 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

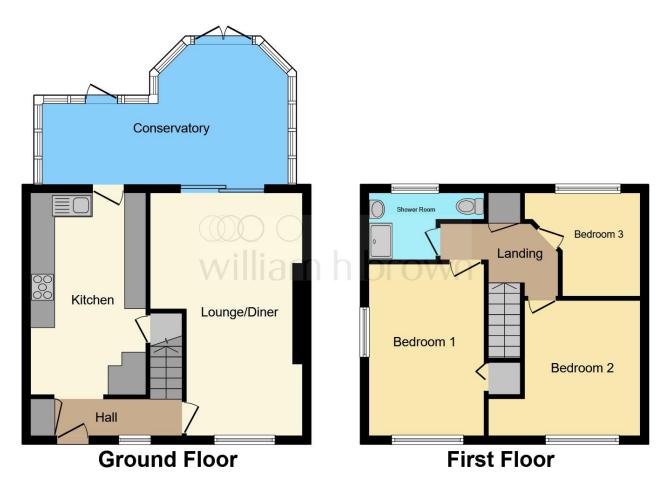
12' x 9' + door (3.66m x 2.74m + door) Double glazed window to front, laminate flooring.

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.



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









Please note the marker reflects the postcode not the actual property

william h brown



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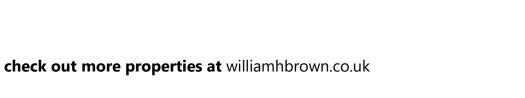
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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we



Property Ref: WGN108716 - 0005 would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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