



**Chequers Field, WELWYN GARDEN CITY AL7 4TX**

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**Chequers Field, WELWYN GARDEN CITY**

This beautifully presented CHAIN FREE two-bedroom flat is situated in the sought after Chequers Field development with easy access to Welwyn Garden City mainline station, bus routes and commuter links. The property comprises of large entrance hall with storage, spacious lounge/diner, new modern integrated kitchen, two bedrooms with ensuite to master and newly fitted bathroom. The property further benefits from a balcony, double glazing and allocated parking.



### Entrance Hall

Entry phone, laminate flooring, storage cupboard x 2.

### Lounge

11' 6" max x 19' max ( 3.51m max x 5.79m max )  
Double glazed window to side and front, balcony,  
laminate flooring, radiator.

### Kitchen

6' 9" x 11' 3" ( 2.06m x 3.43m )  
Double glazed window to front, laminate flooring,  
electric oven, gas hob, integrated fridge  
freezer/dishwasher, extractor, sink/drainer.

### Bedroom One

8' 4" x 12' 8" ( 2.54m x 3.86m )  
Double glazed window to side, laminate flooring,  
radiator.

### En-Suite

Tiled flooring, shower cubicle W/C, wash hand basin,  
radiator, extractor.

### Bedroom Two

12' 8" x 6' 4" ( 3.86m x 1.93m )  
Double glazed window to side, laminate flooring,  
radiator.

### Bathroom

Fully tiled, towel rail, W/C, wash hand basin, vanity  
unit, shower over bath, extractor.



Total floor area 65.9 m<sup>2</sup> (710 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](http://www.focalagent.com)



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## Chequers Field, WELWYN GARDEN CITY

- CHAIN FREE
- Two Bedrooms
- First Floor
- Allocated Parking
- New Kitchen and Bathroom

Tenure: Leasehold EPC Rating: B



# £280,000



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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108665 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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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Please note the marker reflects the postcode not the actual property

  
william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



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