



Great North Road, Welwyn Garden City AL8 7TL

welcome to

Great North Road, Welwyn Garden City

This fantastic four bedroom detached family home is situated in the desirable AL8 area of Welwyn Garden City with easy access to Stanborough Lakes, popular commuter links via the A1(M) & A414 as well as countryside walks in nearby farmers' fields. Boasting ample living space throughout, internally on the ground floor the property comprises of entrance hall, kitchen, lounge, second reception room, utility room, conservatory and downstairs cloakroom. Upstairs offers four spacious bedrooms, shower room and family bathroom. Externally the property benefits from off street parking to the front and rear garden backing onto fields. Further benefits include being in a popular school catchment area as well as a short walk to Welwyn Garden City town centre and mainline station.



Cloakroom

Double glazed window to front, radiator, wash hand basin, W/C,

Lounge

12' 1" x 11' 8" (3.68m x 3.56m)
Carpet, radiator, fireplace.

Reception Room

11' 11" x 10' 6" (3.63m x 3.20m)
Bay window, wooden flooring.

Kitchen

23' 6" x 10' 3" (7.16m x 3.12m)
Double glazed window to front and rear, wooden flooring, wash hand basin, radiator, integrated dishwasher.

Utility Room

6' 8" x 4' 4" (2.03m x 1.32m)
Double glazed window to rear, wooden flooring, worktops.

Conservatory

9' 11" x 9' 10" (3.02m x 3.00m)
Vinyl flooring, radiator.

Bedroom One

14' 8" x 10' 7" (4.47m x 3.23m)
Bay window to front, carpet, radiator.

Bedroom Two

18' 7" x 8' 6" (5.66m x 2.59m)
Double glazed window x 2 to front, carpet, radiator.

Bedroom Three

12' 1" x 10' 8" (3.68m x 3.25m)
Double glazed window to rear, carpet, radiator, built in storage cupboards.

Bedroom Four

15' 7" x 10' 3" (4.75m x 3.12m)
Double glazed window to rear, laminate wood flooring, radiator.

Shower Room

Double glazed window, W/C, shower cubicle, tiled.

Bathroom

Wash hand basin, W/C, bath.



Ground Floor



First Floor

Total floor area 136.7 m² (1,471 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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Great North Road, Welwyn Garden City

- Four Bedrooms
- Detached House
- Two Bathrooms & Downstairs Cloakroom
- Driveway
- Utility Room & Conservatory

Tenure: Freehold EPC Rating: D

offers in excess of

£670,000



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Property Ref:
WGN108786 - 0005

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Please note the marker reflects the
postcode not the actual property