



Wellington Drive, Welwyn Garden City AL7 2NB



welcome to

Wellington Drive, Welwyn Garden City

This three bedroom mid terrace house is situated in the popular area of Panshanger, with great commuter links via the A414, A1(M), and mainline rail links in to London. There are a range of local amenities including Moors Walk parade of shops where there is a doctor's surgery, Tesco Express, pharmacy, post office, hair salon and beauticians. Morrison's supermarket and petrol station are within easy reach as well as popular primary and secondary schools. The property boasts an entrance hall, spacious lounge with door to garden and fitted kitchen. The first floor offers main bedroom with fitted wardrobes, two further bedrooms and family bathroom. Externally the property benefits from a rear garden and garage en bloc.



Entrance Hall

Door to front, laminate flooring, storage cupboard.

Lounge/ Diner

13' x 15' (3.96m x 4.57m)

Double glazed window to rear, door to garden, laminate flooring, storage under stairs.

Kitchen

6' x 9' (1.83m x 2.74m)

Double glazed window to front, tiled flooring, sink/drain, boiler, fridge freezer, space for oven.

Bedroom One

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

Double glaze window to front, fitted wardrobes, loft access.

Bedroom Two

9' x 7' (2.74m x 2.13m)

Double glazed window to rear, carpet.

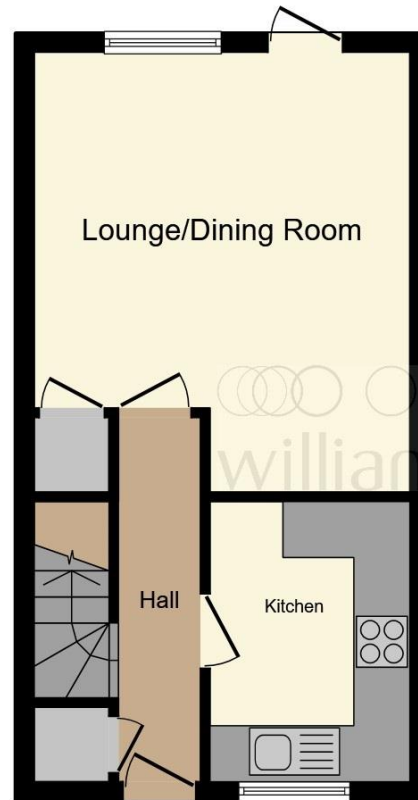
Bedroom Three

9' x 5' (2.74m x 1.52m)

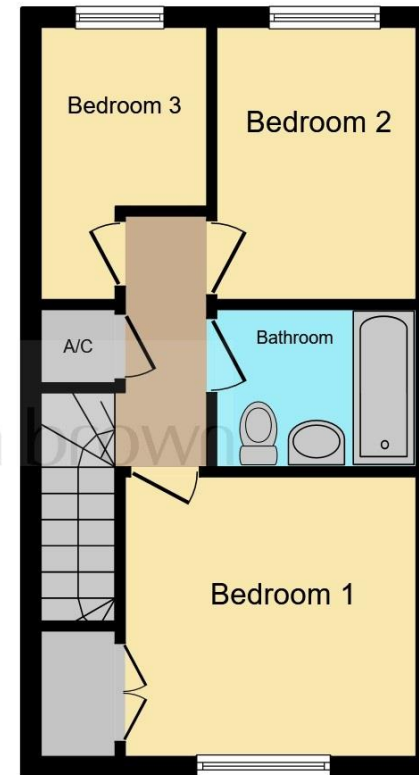
Double glazed window to rear, carpet, radiator.

Bathroom

Bath, W/C, wash hand basin, towel rail, lino flooring, extractor.



Ground Floor



First Floor

Total floor area 62.8 m² (676 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



check out more properties at williamhbrown.co.uk



welcome to

Wellington Drive, Welwyn Garden City

- Three Bedrooms
- Mid Terrace
- Garage En Bloc
- Close to Shops and Amenities
- Boiler - One Year Old

Tenure: Freehold EPC Rating: C



£375,000



check out more properties at williamhbrown.co.uk

Please note the marker reflects the postcode not the actual property



Property Ref:
WGN108787 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk