



Howlands, Welwyn Garden City AL7 4HD

welcome to

Howlands, Welwyn Garden City

This CHAIN FREE three-bedroom end of terrace family home is ideally situated close to local amenities including shops, schools, parks and bus routes plus easy access into the busy town centre and mainline train station into London. The property boasts entrance hall with downstairs cloakroom, lounge, dining room with French doors to rear garden and fully fitted kitchen with space for appliances and under floor heating. Upstairs the landing provides access to the main bedroom with walk in dressing room, second bedroom and family bathroom. The loft has been converted into a large bedroom with storage in the eaves. Externally to the front is a driveway offering off street parking and a rear garden. The property further benefits from double glazing and central heating throughout.



Entrance Hall

Door to front, alarm control, under floor heating.

Cloakroom

W/C, wash hand basin.

Lounge

10' x 19' 1" (3.05m x 5.82m)

Double glazed window to front, carpet, gas fire, radiator x 2, spotlights.

Dining Room

18' 11" x 12' (5.77m x 3.66m)

Double glazed window to rear, French doors to rear wooden flooring, radiator.

Kitchen

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

Double glazed window to side, under floor heating, tiled flooring, spotlights, space for washing machine/dishwasher/fridge freezer/tumble dryer, electric oven, gas hob, extractor, sink/drain, work top, tiled splashback.

Landing

Carpet, storage cupboard, radiator.

Bedroom One

10' x 11' (3.05m x 3.35m)

Double glazed window to front, carpet, radiator, TV point (walk in wardrobes/dressing room: double glazed window to front, carpet, radiator).

Bedroom Two

11' max x 8' max (3.35m max x 2.44m max)

Double glazed window to rear, carpet, radiator.

Bedroom Three

20' x 9' (6.10m x 2.74m)

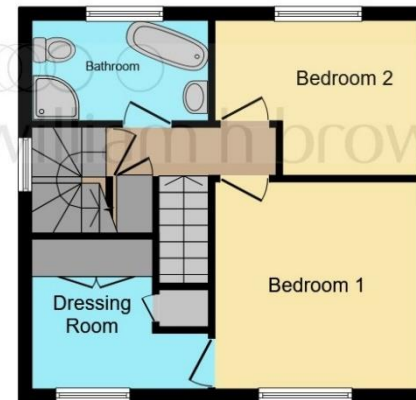
Double glazed window to rear, carpet, radiator x 2, boiler, storage in eaves.

Bathroom

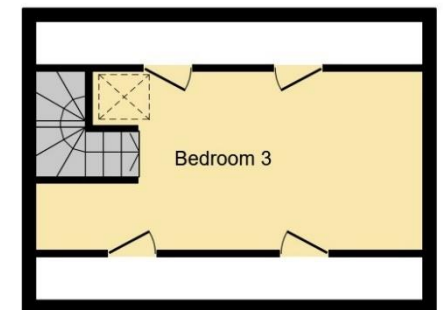
Double glazed window to rear, tiled flooring, bath, heated towel rail, spotlights, shower cubicle, W/C.



Ground Floor



First Floor



Second Floor

Total floor area 114.7 m² (1,235 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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Howlands, Welwyn Garden City

- CHAIN FREE
- Three Bedrooms
- End of Terrace
- Driveway
- Downstairs Cloakroom

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000



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Property Ref:
WGN108917 - 0004

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Please note the marker reflects the
postcode not the actual property