



**Lawrence Hall End, Welwyn Garden City AL7 4FB**



**welcome to**

## **Lawrence Hall End, Welwyn Garden City**

This beautifully presented spacious mid-terraced four-bedroom town house is ideally situated close to local schools, shops, bus routes, road and rail links. The ground floor comprises of a large entrance hall, reception room, laundry room incorporating a downstairs cloakroom and kitchen/diner with door to the rear garden. On the first floor there is a large lounge and the master bedroom with en-suite. The top floor has three further bedrooms, one with an en-suite and the family bathroom. In addition, the property benefits from double glazing, underfloor heating on the ground floor, gas central heating and off-street parking for two cars.



### Entrance Hall

Door to front, laminate flooring, radiator.

### Reception Room

12' 8" x 7' 8" ( 3.86m x 2.34m )

Double glazed window to front, laminate wood flooring, shutters, radiator.

### Kitchen/ Diner

16' 1" x 13' 5" ( 4.90m x 4.09m )

Double glazed window to rear, door to garden, sink/drain, wall and base units, extractor and hob, integrated oven, tiled splashback, laminate flooring, space for fridge freezer, spotlights.

### Laundry Room

8' 10" x 8' 8" ( 2.69m x 2.64m )

Wall and base units, W/C, sink/drain, space for washing machine/tumble drier, boiler, radiator.

### Lounge

17' max x 16' 1" max ( 5.18m max x 4.90m max )

Double glazed window to rear x 2, laminate flooring, radiator, wall lights, spotlights.

### Bedroom One

10' 11" max x 16' 1" max ( 3.33m max x 4.90m max )

Double glazed window x 2 to front, fitted wardrobes, wooden flooring, radiator, spotlights.

### En-Suite

Fully tiled, W/C, wash hand basin, shower, vanity unit, extractor, spotlights.

### Bedroom Two

13' 7" max x 10' 2" max ( 4.14m max x 3.10m max )

Double glazed window to front, fitted wardrobes, carpet, radiator.

### En-Suite

Double glazed window to front, W/C, wash hand basin, shower, tiled flooring, vanity unit, spotlights.

### Bedroom Three

14' 1" x 9' 1" ( 4.29m x 2.77m )

Double glazed window to rear, carpet, radiator.

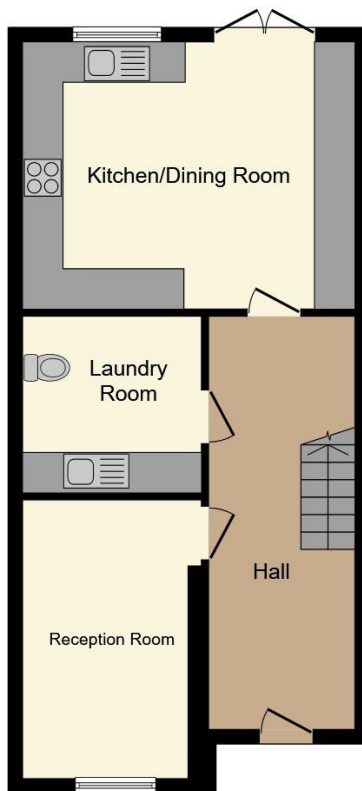
### Bedroom Four

14' 1" x 6' 9" ( 4.29m x 2.06m )

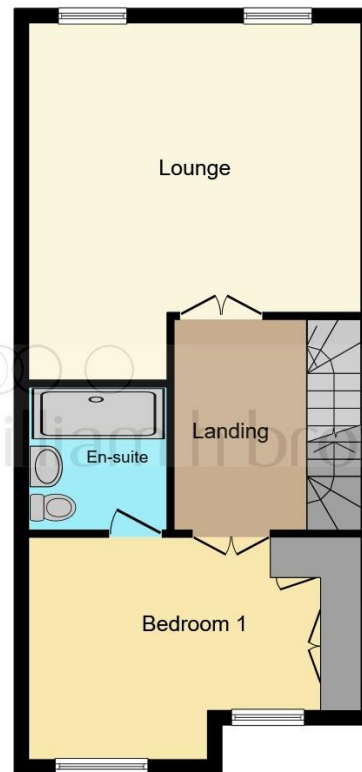
Double glazed window to rear, wooden flooring, radiator.

### Bathroom

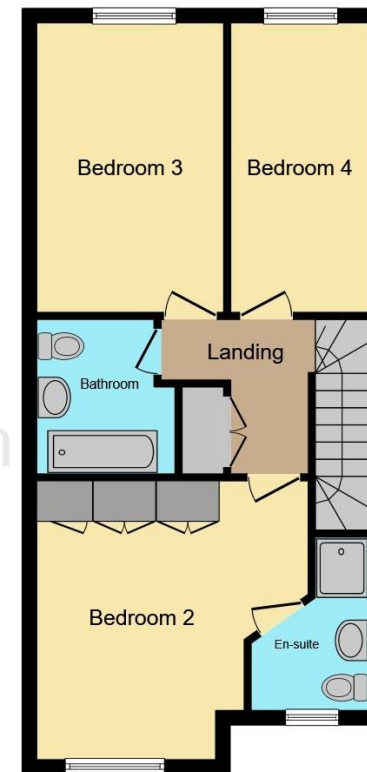
Tiled, bath, W/C, wash hand basin, vanity unit, spotlights.



Ground Floor



First Floor



Second Floor

Total floor area 156.1 m<sup>2</sup> (1,680 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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## **Lawrence Hall End, Welwyn Garden City**

- Four Bedrooms
- Mid Terrace
- Family Bathroom & Two En-Suites
- Laundry Room
- Off Street Parking For Two Cars

Tenure: Freehold EPC Rating: B

offers in excess of  
**£550,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WGN108802 - 0004

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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.

  
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