



**Kenyon Place, Welwyn Garden City AL7 4FA**



**welcome to**

## **Kenyon Place, Welwyn Garden City**

This four bedroom semi-detached town house is set back from a green offering versatile living accommodation, permit parking and a garage. The ground floor offers a downstairs cloakroom, study/dining room and recently fitted kitchen with integrated Nef appliances. To the first floor there is a large landing with a storage cupboard and access to a good size double bedroom, a shower room and double doors in to a large lounge. The top floor benefits from a master bedroom with an en-suite, a family bathroom and two further bedrooms. Externally there is a rear garden including a storage garden shed as well as side and rear access to the garage and parking. Further benefits include gas central heating, double glazing and loft space for storage. Located in the popular area Welwyn Garden City with great commutes links via the A414, A1(M), and mainline rail links into London. Plus easy access a town centre offering an abundance of restaurants, shops and department stores including John Lewis.



**Entrance Hall**

Wooden flooring.

**Cloakroom**

Vinyl flooring, W/C, wash hand basin, radiator.

**Dining Room/ Study**

16' 8" x 8' 7" ( 5.08m x 2.62m )

Double glazed window to front, wooden flooring, radiator.

**Kitchen**

15' 4" x 14' 2" ( 4.67m x 4.32m )

French doors to garden, tiled flooring, gas hob, electric oven, wine cooler, integrated fridge freezer/dishwasher/washing machine, radiator.

**Lounge**

15' 5" x 12' 8" ( 4.70m x 3.86m )

Double glazed window to rear x 2, carpet, radiator.

**Landing**

Carpet, storage cupboard, radiator.

**Bedroom Two**

15' 5" x 9' 10" ( 4.70m x 3.00m )

Double glazed window to front, carpet, radiator.

**Shower Room**

Tiled flooring, heated towel rail, W/C, shower cubicle, wash hand basin.

**Bedroom One**

15' 5" x 9' 6" ( 4.70m x 2.90m )

Double glazed window to rear, carpet, built in wardrobe, radiator.

**En-Suite**

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

**Bedroom Three**

10' 3" x 8' 9" ( 3.12m x 2.67m )

Double glazed window to front, carpet, radiator.

**Bedroom Four**

9' 10" x 5' 7" ( 3.00m x 1.70m )

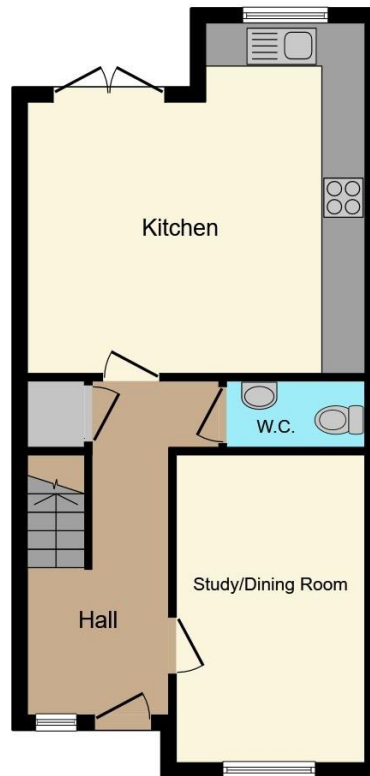
Double glazed window, carpet, radiator.

**Bathroom**

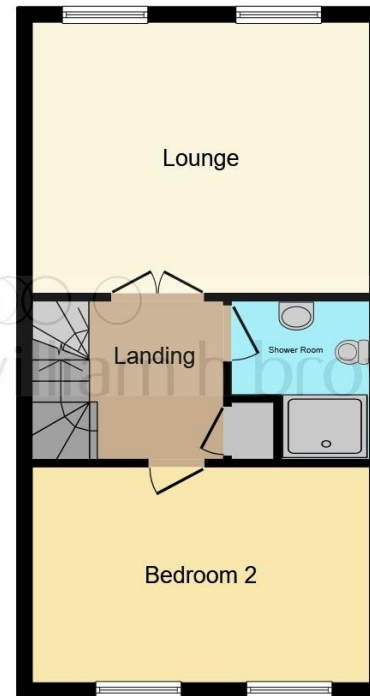
Vinyl flooring, bath, wash hand basin, W/C, radiator.

**Agent Note:**

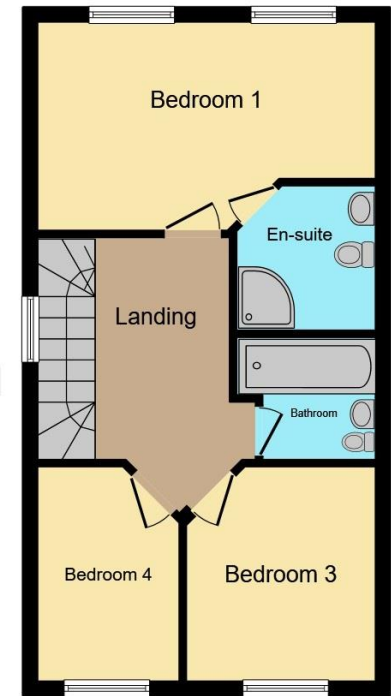
Management/Service Charge: circa £350 per annum.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 130.6 m<sup>2</sup> (1,406 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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## **Kenyon Place, Welwyn Garden City**

- Semi Detached Town House
- Four Bedrooms
- Garage and Permit Parking
- Dining Room/Study
- Ground Floor Cloakroom

Tenure: Freehold EPC Rating: C

offers in excess of

**£550,000**



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WGN108886 - 0004

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Please note the marker reflects the  
postcode not the actual property