



Wellington Drive, Welwyn Garden City AL7 2NB

welcome to

Wellington Drive, Welwyn Garden City

This two bedroom end of terrace house is offered to the market in excellent decorative condition. Situated in the popular area of Panshanger, with great commuter links via the A414, A1(M), and mainline rail links into London. The ground floor boasts a spacious lounge leading to the immaculate modern kitchen/diner. To the first floor are two good size bedrooms plus the family bathroom, airing cupboard and loft access. Externally this property benefits from a garage en-bloc and a fantastic size rear garden. There are a range of local amenities including Moors Walk parade of shops where there is a doctors' surgery, Tesco Express, pharmacy and post office. Morrisons supermarket and petrol station are within easy reach as well as popular primary and secondary schools.



Entrance Hall

Double glazed door to front, laminate flooring.

Lounge

13' x 14' 3" (3.96m x 4.34m)

Double glazed window to front, carpet, radiator, TV point.

Kitchen/ Diner

10' 2" x 13' (3.10m x 3.96m)

Double glazed window to rear, fully fitted kitchen, wall and base units, sink/drainage, electric oven, gas hob, work surfaces, cooker hood, tiled flooring, integrated washing machine, dishwasher, fridge freezer.

Landing

Carpet, airing cupboard, loft access.

Bedroom One

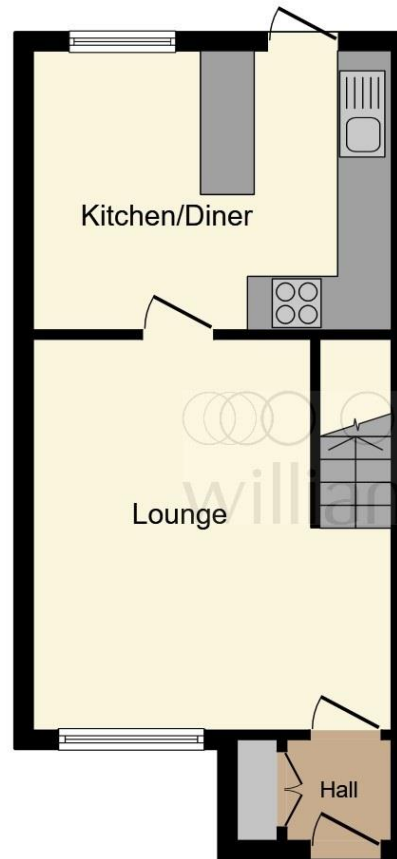
12' 1" x 9' 7" (3.68m x 2.92m)

Double glazed bay window to front, built in wardrobes, carpet, radiator.

Bathroom

6' 6" max x 12' 4" max (1.98m max x 3.76m max)

Double glazed window to rear, carpet, radiator.



Ground Floor



First Floor

Total floor area 63.7 m² (686 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

- End of Terrace
- Two Bedrooms
- Garage & Resident Parking
- Close to Local Shops
- Large Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

£375,000



check out more properties at williamhbrown.co.uk



Property Ref:
WGN108389 - 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

Please note the marker reflects the
postcode not the actual property