



Forresters Drive, Welwyn Garden City AL7 2HN

welcome to

Forresters Drive, Welwyn Garden City

This **CHAIN FREE** extended detached three bedroom house is situated in the quiet area of Panshanger with great commuter links via the A414, A1(M), M25 and main line rail links in to London. Popular primary and secondary schools are in easy reach as well as local amenities. The property benefits from an entrance hall, large bright and airy living room with doors to the rear garden, separate dining room and fully fitted kitchen. Upstairs offers three good size bedrooms and fitted family bathroom with separate W/C. Externally there is a rear garden with side access and integral garage with driveway for two cars.



Lounge

19' 7" x 11' 7" (5.97m x 3.53m)

Double glazed window to front, electric fire place, understairs cupboard, sliding doors to garden.

Dining Room

11' 7" x 8' 3" (3.53m x 2.51m)

Double glazed window, carpet.

Kitchen

11' 11" x 9' 9" (3.63m x 2.97m)

Double glazed window to rear, vinyl flooring, worktops, integrated electric hob/oven.

Landing

Airing cupboard.

Bedroom One

11' 1" x 11' 7" (3.38m x 3.53m)

Dual aspect windows, carpet, built in storage, hot air vent.

Bedroom Two

11' x 8' 2" (3.35m x 2.49m)

Double glazed window to rear, carpet, hot air vent.

Bedroom Three

10' 9" x 7' 8" (3.28m x 2.34m)

Double glazed window to front, carpet.

Bathroom

Double glazed window, bath, wash hand basin, shower cubicle.

W/C

Double glazed window, W/C.

Garage

15' 7" x 8' 4" (4.75m x 2.54m)

Electrics.

Rear Garden

Side access, paved with some grass.



Ground Floor



First Floor

Total floor area 104.5 m² (1,125 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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Forresters Drive, Welwyn Garden City

- CHAIN FREE
- Extended Property
- Detached House
- Three Bedrooms
- Integral Garage & Driveway For Two Cars
- Hot Air System

Tenure: Freehold EPC Rating: D

price

£485,000



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Property Ref:
WGN108956 - 0006

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Please note the marker reflects the
postcode not the actual property