



Hall Grove, Welwyn Garden City AL7 4PJ

welcome to

Hall Grove, Welwyn Garden City

This two-bedroom end of terrace house is located close to local shops and amenities in the sought after area of Welwyn Garden City with 5 years NHBC warranty remaining. Internally on the ground floor the property comprises of entrance hall, cloakroom and large open plan lounge/dining room/ modern fitted kitchen with doors to the rear garden. Upstairs offers two great sized bedrooms and a fitted bathroom suite with bath and separate shower cubicle. Externally to the front the property offers two allocated parking spaces alongside a well presented rear garden with lawn and decking area. Additional benefits include easy access to King George Playing Fields, local Hall Grove shop parade and also Welwyn Garden City town centre and mainline station. Commuter links via the A1(M) & A414 are also within easy reach too.



Entrance Hall

Double glazed door to front, laminate flooring.

Cloakroom

Laminate flooring, W/C, wash hand basin.

Lounge/ Kitchen/ Dining Room

15' 2" max x 30' 8" max (4.62m max x 9.35m max)

Double glazed window to front, doors to garden, laminate flooring, integrated fridge freezer/electric oven/gas hob/microwave.

Bedroom One

10' x 15' (3.05m x 4.57m)

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

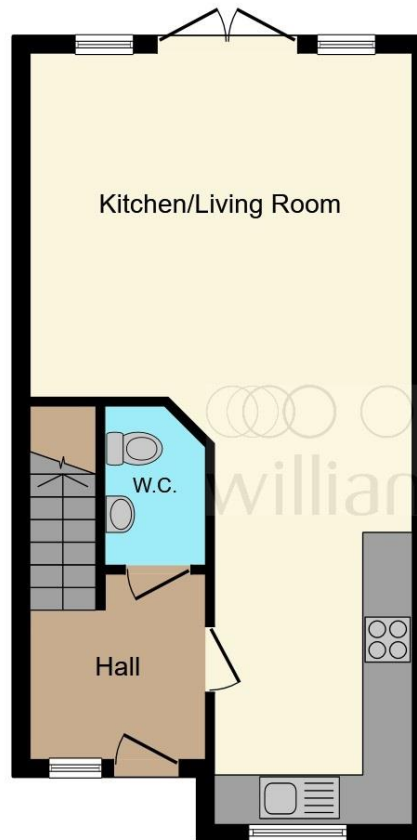
Bedroom Two

15' x 10' (4.57m x 3.05m)

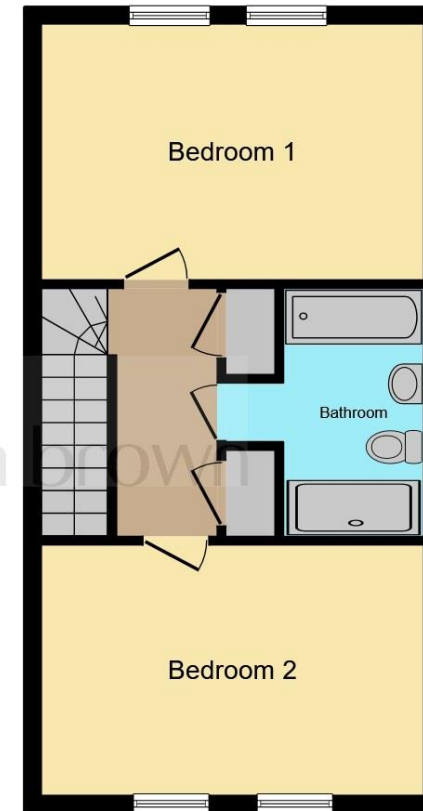
Double glazed window to front x 2, carpet, radiator.

Bathroom

W/C, wash hand basin, bath, shower cubicle, vanity.



Ground Floor



First Floor

Total floor area 84.7 m² (912 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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welcome to

Hall Grove, Welwyn Garden City

- End of Terrace
- Two Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Two Allocated Parking Spaces
- Downstairs Cloakroom

Tenure: Freehold EPC Rating: B

Offers In Excess Of

£425,000



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Property Ref:
WGN108993 - 0004

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Please note the marker reflects the
postcode not the actual property