



**Heronswood Road, WELWYN GARDEN CITY AL7 3JQ**





*welcome to*

## **Héronswood Road, WELWYN GARDEN CITY**

This **CHAIN FREE** three bedroom end of terrace house is ideally located with great commuters links via the A414, A1(M), and mainline rail links in to London. Internally the property boasts a large entrance hall, downstairs cloakroom, lounge with patio doors to the rear and fitted kitchen with space for utilities. Upstairs offers three bedrooms and a good size family bathroom. Outside there is a generous garden and allocated parking. In addition, the property offers double glazing throughout and gas central heating.



**Entrance Hall**

Double glazed door to front, lino flooring.

**Cloakroom**

Wash hand basin, W/C.

**Lounge**

11' x 16' ( 3.35m x 4.88m )

Double glazed window to front, patio doors to rear, carpet, fireplace, radiator.

**Kitchen**

14' max x 17' max ( 4.27m max x 5.18m max )

Double glazed window to front and side, lino flooring, patio door to rear, space for washing machine/dishwasher.

**Landing**

Double glazed window to rear, carpet, loft access, storage cupboard.

**Bedroom One**

9' x 12' + wardrobe ( 2.74m x 3.66m + wardrobe )

Double glazed window to front, carpet, storage cupboard, wardrobes.

**Bedroom Two**

10' x 11' + recess ( 3.05m x 3.35m + recess )

Double glazed window to front, carpet, radiator.

**Bedroom Three**

6' + recess x 11' ( 1.83m + recess x 3.35m )

Double glazed window to rear, carpet, radiator.

**Bathroom**

Double glazed window to rear, bath with shower over, W/C, wash hand basin, lino flooring, tiled walls.



**Ground Floor**



**First Floor**

Total floor area 100.2 m<sup>2</sup> (1,078 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)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)





welcome to

## Heronswood Road, WELWYN GARDEN CITY

- **CHAIN FREE**
- End of Terrace House
- Three Bedrooms
- Allocated Parking
- Downstairs Cloakroom
- One Allocated Parking Space

Tenure: Freehold EPC Rating: D

offers in excess of

**£450,000**



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
WGN108677 - 0003

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](mailto:WelwynGardenCity@williamhbrown.co.uk)



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**

Please note the marker reflects the  
postcode not the actual property