



**Picketts, Welwyn Garden City AL8 7HJ**



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## **Picketts, Welwyn Garden City**

This fantastic end of terrace three bedroom family home is located on the very sought after West Side area in Welwyn Garden City. Ideally situated in a prominent position for local schools, shops and walking distance to the station. The property comprises of entrance hall, lounge with patio doors to the rear garden and newly installed fully fitted kitchen. Upstairs offers three good sized bedrooms and a fitted bathroom. Externally are front garden, on street parking and rear garden with garden office and side access. Further benefits include central heating and double glazing throughout.



### Entrance Hall

Double glazed door to front, lino flooring, radiator.

### Lounge/ Dining Room

13' 5" x 18' 7" ( 4.09m x 5.66m )

Double glazed window to front, radiator x 2, fireplace, wooden flooring, patio doors to rear garden.

### Kitchen

10' 9" x 8' 9" ( 3.28m x 2.67m )

Double glazed window to rear, door to side, lino flooring, 1/2 bowl sink/drain, wall and base units, integrated fridge freezer and dishwasher, space for washing machine.

### Landing

Double glazed window to side, carpet, access to fully insulated and boarded loft.

### Bedroom One

11' 7" x 9' 11" ( 3.53m x 3.02m )

Double glazed window to front, carpet, fitted wardrobe, radiator.

### Bedroom Two

12' max x 8' max ( 3.66m max x 2.44m max )

Double glazed window to rear, carpet, radiator, hanging and shelf storage.

### Bedroom Three

9' 11" x 5' 11" ( 3.02m x 1.80m )

Double glazed window to front, carpet, radiator, storage over stairs.

### Bathroom

Double glazed window to rear and side, lino flooring, W/C, wash hand basin, fitted storage, bath with shower over, spotlights.

### Rear Garden

Side access, brick built shed, patio and grass, decking, planting in raised beds, outbuilding for garden office.



Ground Floor



First Floor

Total floor area 75.6 m<sup>2</sup> (814 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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## **Picketts, Welwyn Garden City**

- Three Bedrooms
- End of Terrace
- On Street Parking
- New Kitchen
- Landscaped Garden

Tenure: Freehold EPC Rating: D



**£435,000**



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Property Ref:  
WGN109052 - 0003

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postcode not the actual property