



Howlands, Welwyn Garden City AL7 4HP

welcome to

Howlands, Welwyn Garden City

This three-bedroom end of terrace family home is ideally situated close to local amenities including shops, schools, parks and bus routes plus easy access into the busy town centre and mainline train station into London. The property boasts spacious lounge and fully fitted kitchen/diner. Upstairs the landing provides access to three bedrooms and a family bathroom. Externally to the front is a driveway offering off street parking for two cars and a rear garden with workshop/shed and potting shed. The property further benefits from double glazing and central heating throughout, water softener and insulated loft.

In 2024 the roof was relined/tiled and new boiler was installed. In 2025 a new consumer unit was installed, and electrics tested.



Lounge

12' 5" x 11' 11" (3.78m x 3.63m)

Double glazed window to front, carpet, radiator, fireplace.

Kitchen/ Diner

16' 4" x 10' 4" (4.98m x 3.15m)

Double glazed window to side and rear, tiled flooring, radiator, sink/drain, storage cupboard, electric oven, electric hob, integrated dishwasher.

Landing

Carpet, airing cupboard, boiler/wardrobe.

Bedroom One

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

Double glazed window to rear, carpet, radiator, built in wardrobe.

Bedroom Two

9' 8" x 7' 5" (2.95m x 2.26m)

Double glazed window to front, wooden flooring, radiator.

Bedroom Three

9' 4" x 9' 9" max (2.84m x 2.97m max)

Double glazed window to side, laminate wood flooring, radiator.

Bathroom

Double glazed window to side, tiled flooring, bath with shower over, W/C, wash hand basin, heated towel rail.



Ground Floor



First Floor

Total floor area 69.5 m² (748 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

Howlands, Welwyn Garden City

- End of Terrace House
- Three Bedrooms
- Driveway For Two Cars
- Kitchen/Diner
- Close To Local Amenities

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000



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Property Ref:
WGN109032 - 0004

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Please note the marker reflects the
postcode not the actual property