

Kingsley Court, Welwyn Garden City AL7 4HZ



welcome to

Kingsley Court, Welwyn Garden City

**** GUIDE PRICE £350,000 - £375,000 **** Situated in this sought after modern development is this two bedroom terraced family home offering spacious accommodation throughout. The property benefits from front and rear gardens, allocated parking and garage. Downstairs there is a large lounge, conservatory and fully fitted kitchen. Upstairs the property has two bedrooms and shower room. The property is conveniently situated within easy access of local amenities and schools and within close proximity of the town centre. Welwyn Garden City offers countryside living offering a 25 minute commute into Kings Cross as well as an abundance of well-established shops, restaurants and supermarkets.













Entrance Hall

Door to front, laminate flooring.

Lounge

13' x 12' (3.96m x 3.66m) Double glazed window to rear, laminate flooring, built in storage, radiator x 2, TV point.

Kitchen

10' x 5' 11" (3.05m x 1.80m) Double glazed window to front, laminate flooring, 1.5 bowl sink, laminate work surfaces, part tiled walls, space for dishwasher/washing machine/fridge freezer, boiler, electric hob, extractor.

Conservatory

11' x 7' (3.35m x 2.13m) UPVC frame, tiled flooring, Perspex roof.

Bedroom 1

12' x 10' (3.66m x 3.05m) Double glazed window to front x 2, radiator, carpet.

Bedroom 2

11' x 6' ($3.35m\ x\ 1.83m$) Double glazed window to rear, carpet, radiator.

Shower Room

Double glazed window to rear, part tiled walls, walk in shower, vinyl flooring, W/C, wash hand basin.



Total floor area 63.7 sq.m. (686 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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- Two Bedrooms
- Allocated Parking & Garage
- Conservatory
- Peaceful Cul-De-Sac Location
- Ideal For First Time Buyers

Tenure: Freehold EPC Rating: C

offers in excess of **£350,000**









Please note the marker reflects the postcode not the actual property

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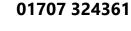


Property Ref: WGN109088 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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