

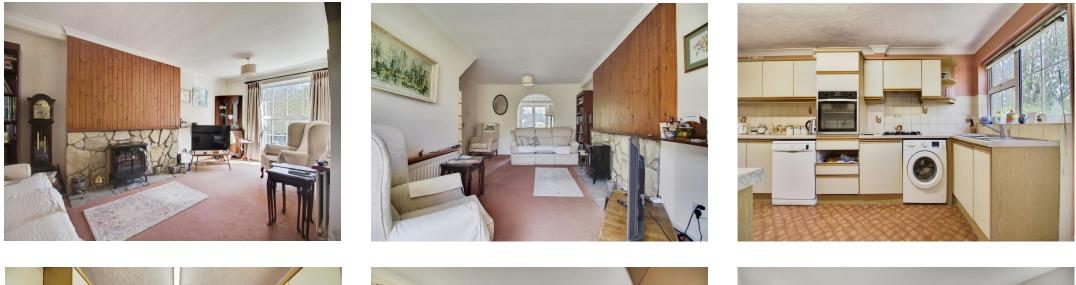
Moorend, Welwyn Garden City AL7 4QL



## welcome to

# Moorend, Welwyn Garden City

This CHAIN FREE three bedroom extended end of terrace family home is situated in a peaceful cul de sac in the desirable Beehive conservation area of Welwyn Garden City. The property boasts great potential and ample living space throughout as well as communal parking within the cul-de-sac. This family home comprises of entrance hall, lounge, dining room with patio doors to the rear and spacious kitchen with. Upstairs offers three bedrooms, bathroom with wash hand basin and bath as well as separate toilet. Further benefits include easy access to Welwyn Garden City town centre and mainline train station, local shops and amenities.









### **Entrance Hall**

Double glazed door/window to front, carpet, radiator.

#### Lounge

12' x 19' (3.66m x 5.79m) Double glazed window to front, carpet, radiator.

### **Dining Room**

12' x 13' (3.66m x 3.96m) Double glazed window to side, carpet, wall lights, patio doors to rear.

#### Kitchen

9' x 15' (2.74m x 4.57m) Double glazed window to rear, lino flooring, space for fridge freezer/washing machine, radiator, integrated oven, sink/drainer.

Landing Airing cupboard, loft access, carpet.

#### **Bedroom One**

9' x 13' (2.74m x 3.96m) Double glazed window to front and side, carpet, fitted wardrobe, radiator.

#### **Bedroom Two**

9' max x 10' + door (2.74m max x 3.05m + door) Double glazed window to front, radiator, carpet, built in cupboard.

#### **Bedroom Three**

9' max x 8' 11" max ( 2.74m max x 2.72m max ) Double glazed window to rear, carpet, radiator.

#### Bathroom

Double glazed window to rear, wash hand basin, bath with shower over, heated towel rail.

#### Separate W/C

Double glazed window to rear, W/C.



**Ground Floor** 

# **First Floor**

Bedroom 3

Bedroom 2

Total floor area 91.7 m<sup>2</sup> (987 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





# welcome to

# Moorend, Welwyn Garden City

- CHAIN FREE
- End of Terrace
- Three Bedrooms
- Communal Parking
- Extended

Tenure: Leasehold EPC Rating: D

# offers in excess of

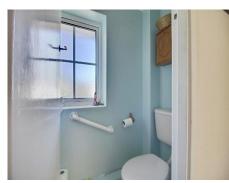
£400,000



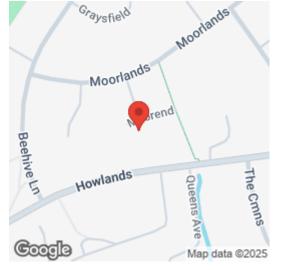












# Please note the marker reflects the postcode not the actual property

# william h brown



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#### williamhbrown.co.uk

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1956. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: WGN109074 - 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.

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