



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/drainage.

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

Total floor area 91.7 m² (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



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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



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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

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Please note the marker reflects the
postcode not the actual property