



**Peartree Lane, Welwyn Garden City AL7 3AJ**



**welcome to**  
**Peartree Lane, Welwyn Garden City**

Welcome to this charming 3-bedroom end of terrace house, ideally situated within walking distance of Welwyn Garden City town centre and the train station. This delightful home offers a perfect blend of convenience and comfort, making it an excellent choice for families and commuters alike.



### Entrance Hall

Double glazed door to front, door to garden, cupboard, radiator.

### Cloakroom

Double glazed window to rear, lino flooring, W/C, wash hand basin.

### Lounge

11' max x 13' 1" max ( 3.35m max x 3.99m max )

Double glazed window to front, carpet, wall lights, radiator.

### Kitchen

11' x 11' ( 3.35m x 3.35m )

Double glazed window to rear, lino flooring, sink/drain, oven/hob, radiator.

### Landing

Carpet, loft access.

### Bedroom One

8' + door x 14' max ( 2.44m + door x 4.27m max )

Double glazed window to front x 2, carpet, radiator.

### Bedroom Two

10' 11" x 8' 10" ( 3.33m x 2.69m )

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

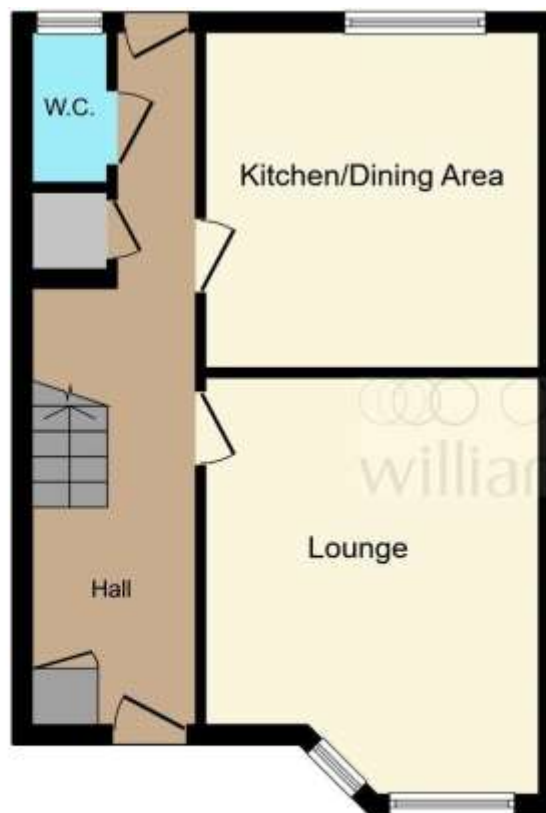
### Bedroom Three

9' 10" x 8' 10" ( 3.00m x 2.69m )

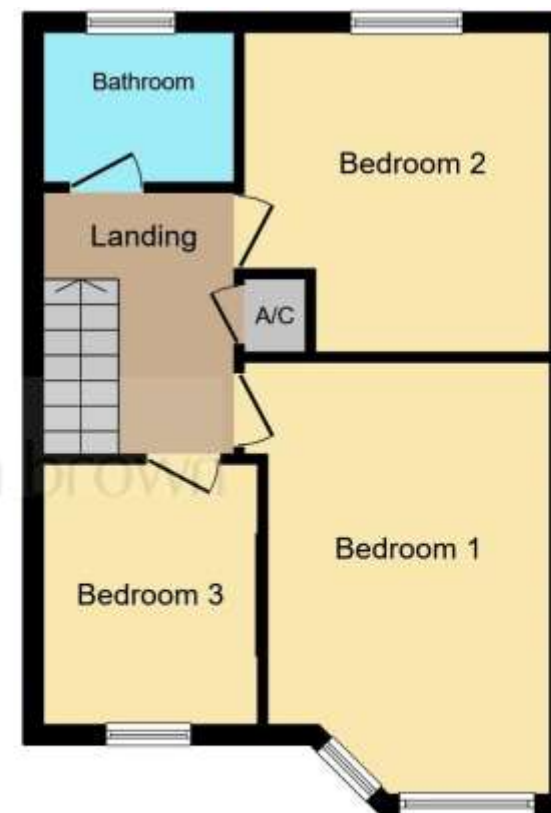
Double glazed window to front, carpet, radiator.

### Bathroom

Double glazed window to rear, bath with shower over, W/C, wash hand basin.



Ground Floor



First Floor

Total floor area 82.2 sq.m. (884 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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**welcome to**

## **Peartree Lane, Welwyn Garden City**

- Three Bedroom Family Home
- Off Street Parking
- Downstairs WC
- End of Terrace House
- Close to Town

Tenure: Freehold EPC Rating: Awaited

**£380,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WGN109078 - 0001

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