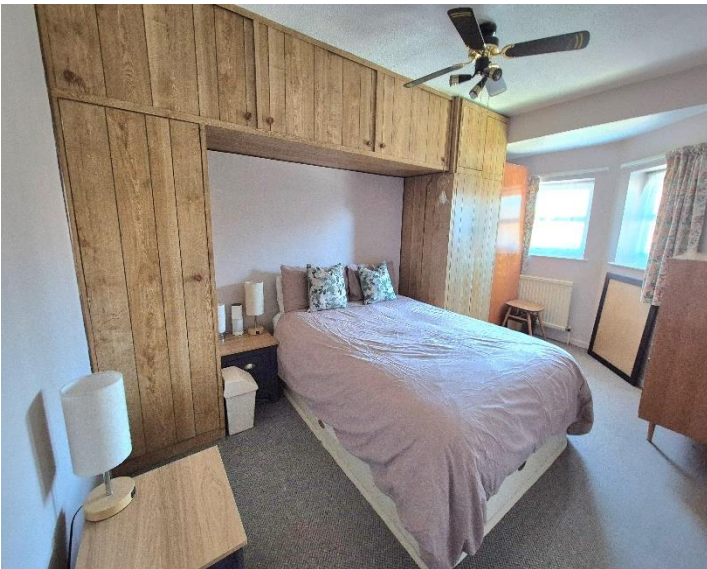




Peartree Lane, Welwyn Garden City AL7 3AJ

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.

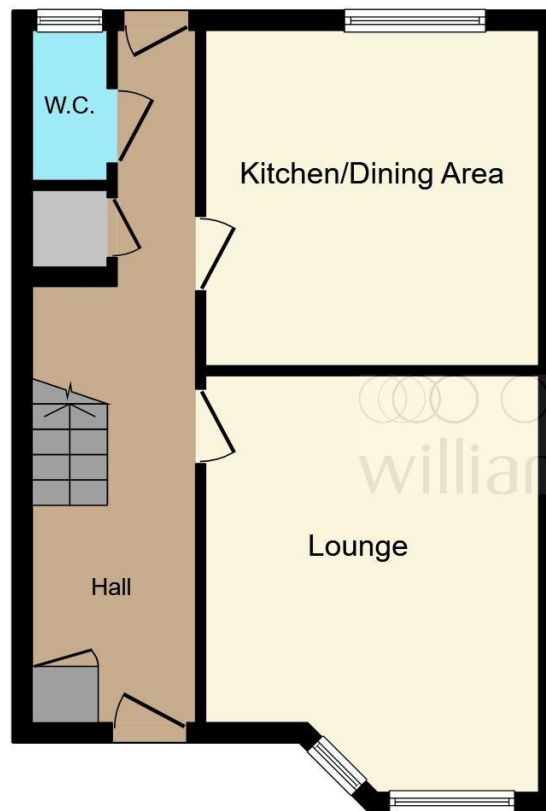
Bedroom Three

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

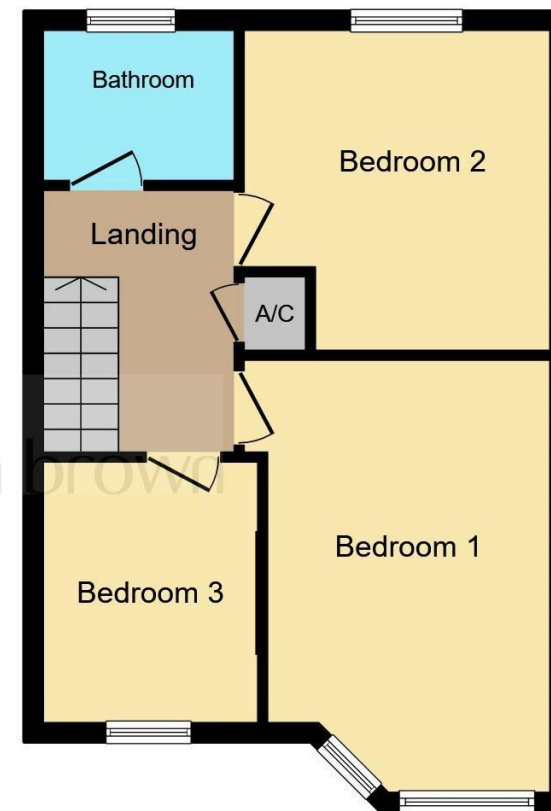
Double glazed window to front, carpet, radiator.

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: C

£380,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WGN109078 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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