



**Guessens Grove, Welwyn Garden City AL8 6RF**



**welcome to**

## **Guessens Grove, Welwyn Garden City**

This fantastic CHAIN FREE three bedroom mid-terrace family home located in the popular West Side of Welwyn Garden City, just a short walk from the town centre. The property comprises of entrance hall with downstairs cloak room, lounge with French doors to garden and large kitchen/diner. Upstairs there are two good size bedrooms both with built in storage plus a single bedroom and a fitted bathroom with walk in shower. The property further benefits from gas central heating, double glazing and permit parking. The property is ideally situated with great commuter links via the A414, A1 (M), and mainline rail links into London.



### Entrance Hall

Storage cupboard, carpet.

### Cloakroom

Double glazed window, tiled flooring, W/C, wash hand basin.

### Lounge

15' 7" x 10' 9" ( 4.75m x 3.28m )

Double glazed window, French door to garden, carpet, radiator.

### Kitchen/Diner

18' x 9' 3" ( 5.49m x 2.82m )

Double glazed window to front, tiled flooring, AEG electric double oven, gas hob, extractor fan, sink/drain, radiator, integrated fridge freezer.

### Landing

Carpet, radiator, airing cupboard.

### Bedroom One

12' 9" x 8' 10" ( 3.89m x 2.69m )

Double glazed window to rear, carpet, radiator, TV point, built in wardrobe.

### Bedroom Two

11' 8" x 8' 10" ( 3.56m x 2.69m )

Double glazed window to rear, carpet, radiator, TV point, built in wardrobe.

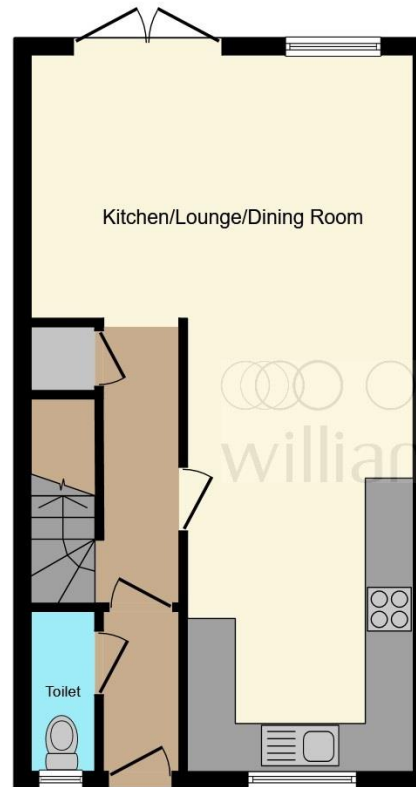
### Bedroom Three

9' 11" x 6' 7" ( 3.02m x 2.01m )

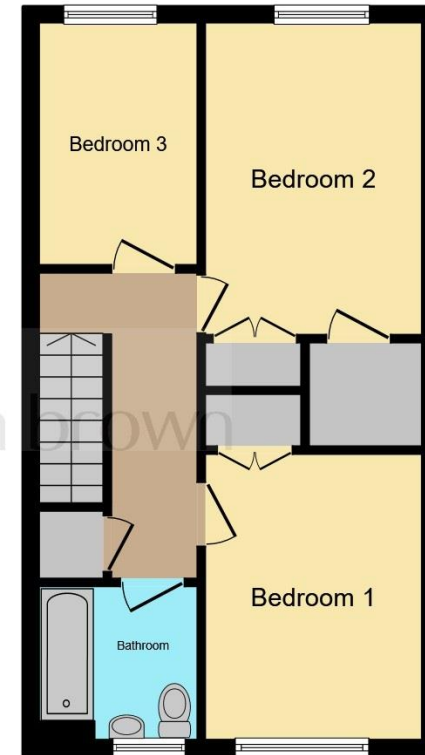
Double glazed window to rear, carpet, radiator.

### Bathroom

Double glazed window to front, tiled flooring, walk in shower, W.C, wash hand basin.



**Ground Floor**



**First Floor**

Total floor area 85.3 m<sup>2</sup> (918 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](http://www.focalagent.com)



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## **Guessens Grove, Welwyn Garden City**

- CHAIN FREE
- Mid-Terrace
- Three Bedrooms
- Permit Parking
- Close To Town Centre

Tenure: Freehold EPC Rating: C

offers in excess of

**£450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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