

Great Ganett, Welwyn Garden City AL7 3DE



## *welcome to* Great Ganett,Welwyn Garden City

This fantastic CHAIN FREE three bedroom mid-terrace family home is located within easy reach of popular primary and secondary schools and great commuter links via the A414, A1(M), M25 and main line rail links in to London. Internally the ground floor comprises of entrance hall, kitchen with separate utility room, spacious lounge/diner and conservatory. Upstairs offers three bedrooms and family bathroom. Externally are front and rear gardens, plus allocated parking for two cars. Further benefits include double glazing throughout and gas central heating.



#### **Entrance Hall**

Double glazed door to front.

#### Lounge

11' x 22' (3.35m x 6.71m) Carpet, radiator.

#### Kitchen

10' x 7' (3.05m x 2.13m) Double glazed window to front, space for dishwasher.

#### **Utility Room**

Door to front/rear, space for washing machine, boiler, sink/drainer.

#### Conservatory

11' 8" x 20' 10" (3.56m x 6.35m) Window to side x 2, tiled flooring, wall lights, radiator.

#### Landing Double glazed window to front, carpet, radiator.

#### **Bedroom One**

14' x 9' (4.27m x 2.74m) Double glazed window to rear, carpet, radiator, fitted wardrobes.

#### **Bedroom Two**

9' 10" x 11' (3.00m x 3.35m) Double glazed window to rear, carpet, radiator.

#### **Bedroom Three**

11' x 6' 10" ( 3.35m x 2.08m )

#### Bathroom

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





# **Ground Floor**

# **First Floor**

#### Total floor area 121.3 m<sup>2</sup> (1,306 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

## Great Ganett, Welwyn Garden City

- CHAIN FREE
- Mid Terrace House
- Three Bedrooms
- Allocated Parking For Two Cars
- Conservatory

Tenure: Freehold EPC Rating: C Council Tax Band: C

## offers in excess of

# £450,000







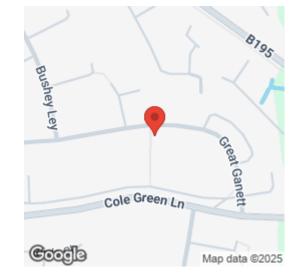


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Please note the marker reflects the postcode not the actual property

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