



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/drain.

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 m² (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



check out more properties at williamhbrown.co.uk



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



check out more properties at williamhbrown.co.uk



Property Ref:
WGN106040 - 0004

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.

Please note the marker reflects the
postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk