



**Boxfield, Welwyn Garden City AL7 4PT**



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## **Boxfield, Welwyn Garden City**

This beautifully presented CHAIN FREE three bedroom end of terrace extended family home is located in a quiet cul de sac within the Hall Grove area. The ground floor benefits from open plan lounge/dining room and large kitchen with doors to the rear garden. Upstairs offers main bedroom with fitted wardrobes, two further bedrooms and family bathroom. Externally are front and rear gardens with on street parking. Situated within easy access for local amenities and schools plus easy access to Welwyn Garden City town centre and train station.



**Lounge/Dining Room**

23' x 15' 5" ( 7.01m x 4.70m )

Double glazed window to front, laminate flooring, spotlights, radiator.

**Kitchen**

15' 5" x 8' 10" ( 4.70m x 2.69m )

Doors to rear garden, tiled flooring, skylight, spotlights, island with sink, wall and base units.

**Landing**

Laminate flooring, storage cupboard.

**Bedroom One**

11' 6" x 10' 10" ( 3.51m x 3.30m )

Double glazed window to rear, laminate flooring, fitted wardrobes, radiator.

**Bedroom Two**

9' 10" x 8' 2" ( 3.00m x 2.49m )

Double glazed window to front, laminate flooring.

**Bedroom Three**

9' 6" x 6' 7" ( 2.90m x 2.01m )

Double glazed window to side, laminate flooring.

**Bathroom**

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



**Ground Floor**



**First Floor**

Total floor area 79.0 m<sup>2</sup> (850 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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## **Boxfield, Welwyn Garden City**

- CHAIN FREE
- Three Bedrooms
- End of Terrace
- On Street Parking
- Open Plan Lounge/Dining Room

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



**£450,000**



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Property Ref:  
WGN108023 - 0003

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postcode not the actual property