



Broadwater Crescent, Welwyn Garden City AL7 3TU

welcome to

Broadwater Crescent, Welwyn Garden City

Positioned in a fantastic location is this spacious three bedroom end of terrace family home. The property is in walking distance of Welwyn Garden City town centre and main line train station into London Kings Cross as well as great commuter links via the A1M and A414. The property offers large entrance hall, downstairs bathroom, fitted kitchen and a great size living room. Upstairs consists of three good size bedrooms plus the family bathroom. Further benefits include gas central heating & double glazing. Externally the rear garden is south facing and fully enclosed with off street parking to the rear.



Entrance Hall

Double glazed door to front.

Lounge

14' max x 11' 7" max (4.27m max x 3.53m max)

Double glazed window to front x 2, carpet, radiator.

Kitchen

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window to rear, lino flooring, sink/drain, space for fridge freezer, radiator.

Downstairs Bathroom

Double glazed window to rear, W/C, wash hand basin.

Bedroom One

10' 6" max x 10' 9" max (3.20m max x 3.28m max)

Double glazed window to front x 2, carpet, radiator.

Bedroom Two

15' max x 8' 8" max (4.57m max x 2.64m max)

Double glazed window to rear, carpet, radiator.

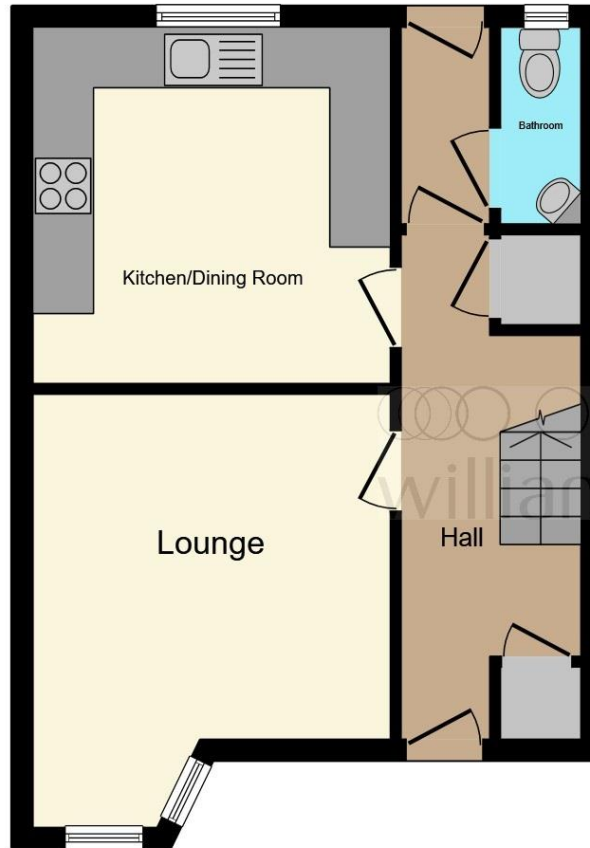
Bedroom Three

9' 4" x 8' 7" (2.84m x 2.62m)

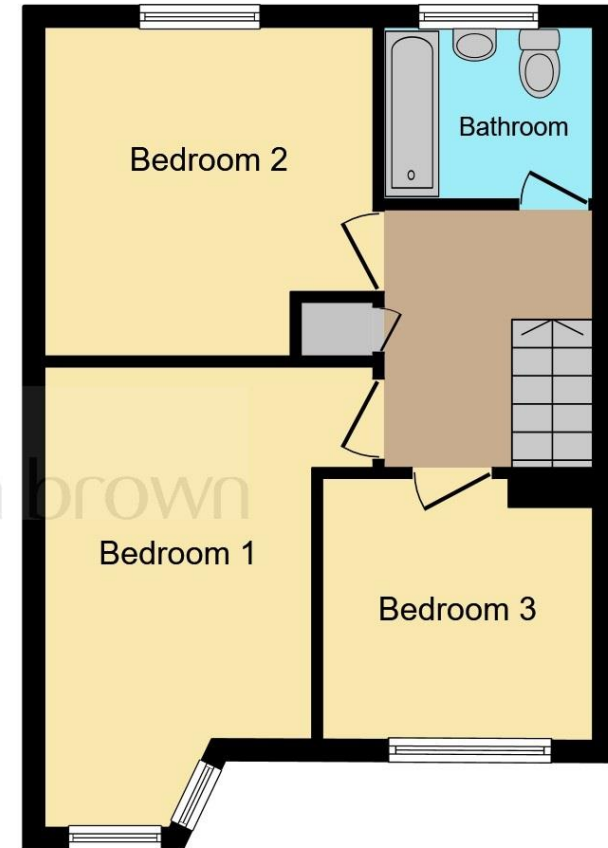
Double glazed window to front, carpet, radiator.

Bathroom

Double glazed window to rear, lino flooring, bath with shower over, W/C, wash hand basin, radiator.



Ground Floor



First Floor

Total floor area 78.6 m² (846 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



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Broadwater Crescent, Welwyn Garden City

- End of Terrace House
- Three Bedrooms
- On Street Parking
- Downstairs Bathroom
- Close to Town Centre

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



£425,000



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Property Ref:
WGN108825 - 0003

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Please note the marker reflects the
postcode not the actual property