



Beechfield Road, Welwyn Garden City AL7 3RG

welcome to

Beechfield Road, Welwyn Garden City

This fantastic CHAIN FREE three bedroom end of terrace property is ideally located close to local schooling, Welwyn Garden City Town centre and main line train station into London Kings Cross and Moorgate. Internally on the ground floor the property comprises of entrance hall, large lounge that leads into the kitchen/diner with door to the rear garden. Upstairs offers three great sized bedrooms and family bathroom. Externally the property benefits from a generous rear garden with side access and driveway with parking for two cars.



Entrance Hall

Laminate wood flooring, radiator.

Lounge

12' 7" x 11' 11" (3.84m x 3.63m)

Double glazed window to front, laminate wood flooring, gas fireplace, under stairs storage.

Kitchen/Diner

16' 1" x 9' 4" (4.90m x 2.84m)

Double glazed window to rear, back door to garden, tiled flooring, integrated dishwasher, electric oven, gas hob, sink, extractor.

Bedroom One

12' 6" x 10' 4" (3.81m x 3.15m)

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

Bedroom Two

10' 4" x 9' 4" (3.15m x 2.84m)

Double glazed window to rear, carpet, radiator.

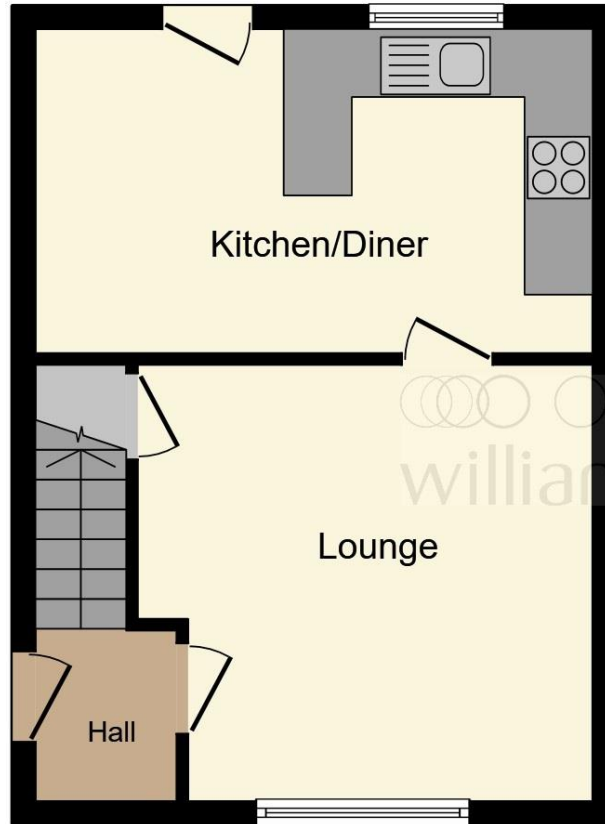
Bedroom Three

8' 9" x 7' 6" (2.67m x 2.29m)

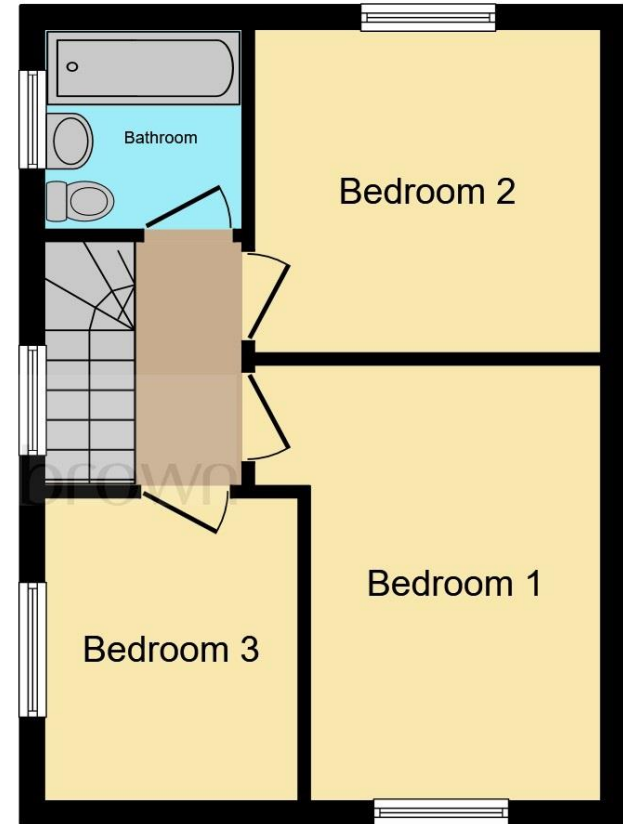
Double glazed window to side, radiator, carpet.

Bathroom

Double glazed window to side, tiled flooring, bath, electric shower, W/C, wash hand basin, radiator.



Ground Floor



First Floor

Total floor area 66.9 m² (720 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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welcome to

Beechfield Road, Welwyn Garden City

- Three Bedrooms
- End of Terrace
- Driveway for Two Cars
- CHAIN FREE
- Close To Shops

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



guide price

£425,000



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Property Ref:
WGN109132 - 0003

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Please note the marker reflects the
postcode not the actual property