



Beechfield Road, Welwyn Garden City AL7 3RF

welcome to

Beechfield Road, Welwyn Garden City

This immaculately presented, fully refurbished three bedroom end of terrace house is located in the sought-after Beechfield Road, Welwyn Garden City with easy access to the town centre and train station as well as local schooling. Internally on the ground floor the property comprises of entrance hall, cloakroom, lounge and dining room leading to the modern kitchen with separate utility room. Upstairs offers three great sized bedrooms, family bathroom and refurbished loft room. Externally the property benefits from a generous rear garden with side access, summer house, parking to the front for 2 cars and shared driveway leading to the garage.



Entrance Hall

Double glazed door to front, tiled flooring, radiator, storage.

Cloakroom

Window, tiled flooring, W/C, towel rail.

Lounge

11' max x 11' max (3.35m max x 3.35m max)
Double glazed window to front, wooden flooring, radiator.

Dining Room

9' x 10' (2.74m x 3.05m)
Wooden flooring, radiator.

Kitchen

10' max x 14' max (3.05m max x 4.27m max)
Double glazed window to rear, door to garden, tiled/wooden flooring, integrated dishwasher/wine cooler, double oven, induction hob, extractor.

Utility Room

8' 3" x 7' 1" (2.51m x 2.16m)
Door to side, tiled flooring, wall and base units, sink, space for appliances, boiler (2 years old), door leading to cloakroom.

Landing

Double glazed window to side, carpet, storage cupboard.

Bedroom One

10' x 12' (3.05m x 3.66m)
Double glazed window to rear, wooden flooring, radiator.

Bedroom Two

9' + door x 11' (2.74m + door x 3.35m)
Double glazed window to front, wooden flooring, radiator.

Bedroom Three

7' 10" x 8' 10" (2.39m x 2.69m)
Double glazed window to side, wooden flooring, radiator.

Bathroom

Double glazed window to front, tiled flooring, bath with shower over, heated towel rail, extractor, wash hand basin, W/C.

Loft Room

Velux windows x 2, heating.



Ground Floor



First Floor

Total floor area 93.3 m² (1,004 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

- Fully Refurbished
- Three Bedrooms
- End of Terrace
- Driveway and Garage
- Utility Room

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



£500,000



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Property Ref:
WGN109157 - 0004

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Please note the marker reflects the
postcode not the actual property