



**Woodhall Lane, Welwyn Garden City AL7 3TB**



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## **Woodhall Lane, Welwyn Garden City**

**\*\*\* SHARE OF FREEHOLD \*\*\*** This CHAIN FREE one bedroom ground floor maisonette is in the sought after Woodhall Lane. The property benefits from being under a mile from Welwyn Garden City Town centre and main line station in to London Kings Cross and Moorgate. The property comprises of entrance hall with storage cupboard, open plan lounge/kitchen with patio doors to the garden, bedroom with fitted wardrobes and bathroom. Externally the property boasts on street parking and private rear garden.



## Entrance Hall

Door to front, laminate flooring, storage cupboard.

## Lounge/Kitchen

14' x 11' ( 4.27m x 3.35m )

Double glazed window to side, patio doors to garden, laminate flooring, tiled, electric oven/hob, extractor, sink.

## Bedroom One

11' max x 10' max ( 3.35m max x 3.05m max )

Double glazed window to side x 2, laminate flooring, wardrobe.

## Bathroom

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



Total floor area 34.3 m<sup>2</sup> (369 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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## Woodhall Lane, Welwyn Garden City

- SHARE OF FREEHOLD
- CHAIN FREE
- Ground Floor Maisonette
- One Bedroom
- Private Rear Garden

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



**£210,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WGN109122 - 0002

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