



**Sterling Court, Welwyn Garden City AL7 1FZ**



**welcome to**

## **Sterling Court, Welwyn Garden City**

Situated in the Haldens area of Welwyn Garden City with easy access to the town centre and train station, and with great commuter links into London, this three bedroom end of terrace family home is offered to the market CHAIN FREE. The downstairs of the property comprises of cloakroom, lounge with bi-fold doors to the rear garden and fully fitted kitchen, all with underfloor heating. Upstairs the property offers a master bedroom with en-suite, two further bedrooms and family bathroom. Externally the property has driveway, rear garden and solar panels.



### Cloakroom

Tiled flooring, W/C, wash hand basin.

### Lounge

13' 7" x 13' 1" ( 4.14m x 3.99m )

Wooden flooring, underfloor heating, bi-fold doors to garden.

### Kitchen

16' 9" x 8' 8" ( 5.11m x 2.64m )

Tiled flooring, underfloor heating, double glazed window to front, fully fitted kitchen, integrated fridge/dishwasher/washing machine, spotlights.

### Bedroom 1

13' 1" x 10' 2" ( 3.99m x 3.10m )

Carpet, double glazed to rear, radiator, built in wardrobe.

### En-Suite

Tiled flooring/walls, heated towel rail, wash hand basin, shower cubicle.

### Bedroom 2

12' 5" x 8' 1" ( 3.78m x 2.46m )

Carpet, double glazed to rear, radiator.

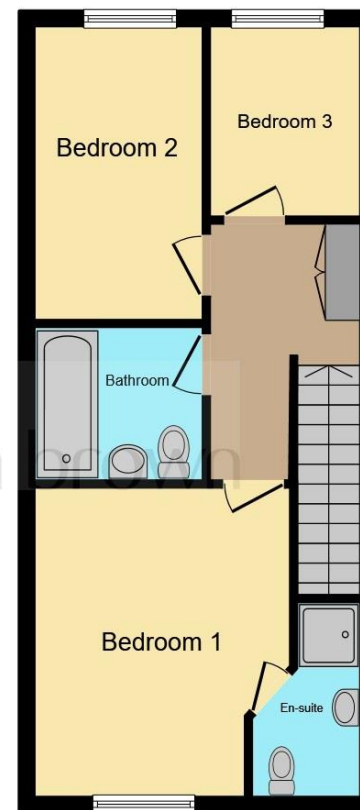
### Bedroom 3

8' 9" x 5' 3" ( 2.67m x 1.60m )

Carpet, double glazed window to rear, radiator.



**Ground Floor**



**First Floor**

Total floor area 82.4 m<sup>2</sup> (887 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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## **Sterling Court, Welwyn Garden City**

- Three Bedrooms
- Family Bathroom & En-Suite
- Driveway
- CHAIN FREE
- Solar Panels

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



offers in excess of

**£425,000**



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Please note the marker reflects the  
postcode not the actual property