



Peartree Lane, WELWYN GARDEN CITY AL7 3XL

welcome to

Peartree Lane, WELWYN GARDEN CITY

This three bedroom end of terrace house is in a fantastic location for commuters within easy reach of road links, Welwyn Garden City town centre and the main line train station into London. The ground floor offers an entrance hall, downstairs cloakroom, lounge and fully fitted kitchen with ample space for appliances and family dining. Upstairs consists of three good sized bedrooms, family bathroom and loft access. Further benefits include central heating and double glazing throughout. Externally to the front is a private driveway for two cars and to the rear the garden is fully enclosed by fencing with grass and patio areas.



Entrance Hall

Double glazed door to front, cupboard x 2, Amtico flooring.

Cloakroom

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

Lounge

11' max x 13' max (3.35m max x 3.96m max)
Double glazed window to front, radiator, laminate wood flooring.

Kitchen

11' x 11' (3.35m x 3.35m)
Double glazed window to rear, Amtico flooring, radiator, sink/drain, space for American fridge freezer/washing machine/dishwasher, range cooker, pull out larder, boiler (18 months old).

Landing

Carpet, loft access (ladder/part boarded), storage cupboard.

Bedroom One

12' + bay x 8' 10" max (3.66m + bay x 2.69m max)
Double glazed window to front x 2, carpet, radiator.

Bedroom Two

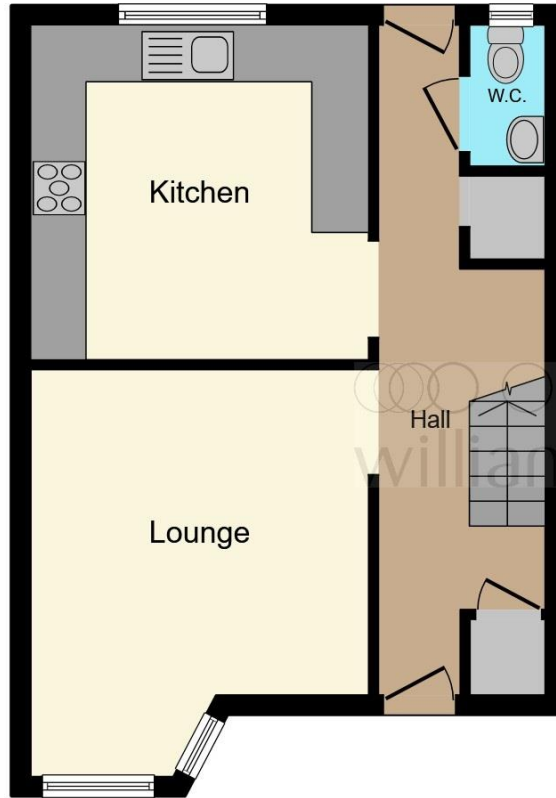
10' x 11' (3.05m x 3.35m)
Double glazed window to rear, lino flooring, radiator.

Bedroom Three

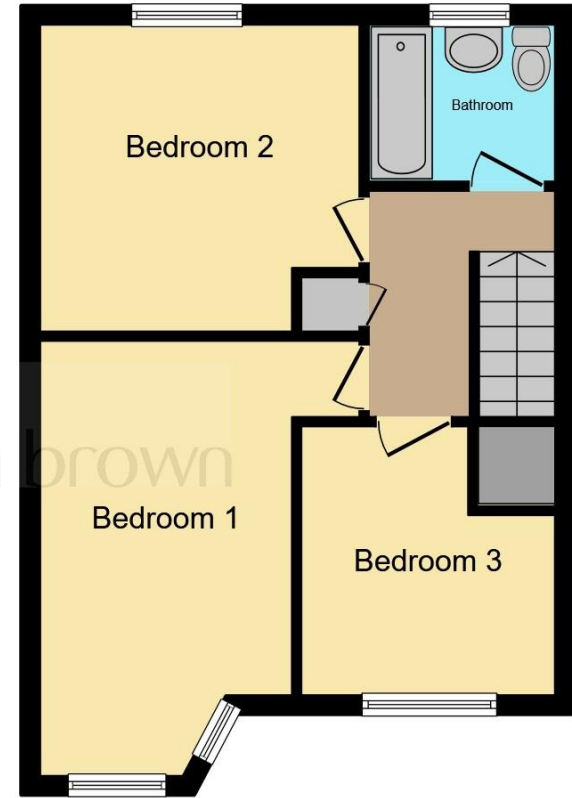
9' x 8' (2.74m x 2.44m)
Double glazed window to front, carpet, radiator.

Bathroom

Double glazed window to rear, tiled flooring/walls, W/C, wash hand basin, bath.



Ground Floor



First Floor

Total floor area 79.5 m² (855 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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Peartree Lane, WELWYN GARDEN CITY

- End of Terrace House
- Three Bedrooms
- Downstairs Cloakroom
- Driveway for Two Cars
- Boiler (18 Months Old)

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



£425,000



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Property Ref:
WGN109171 - 0003

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Please note the marker reflects the
postcode not the actual property