



**Chambers Grove, Welwyn Garden City AL7 4FG**

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## **Chambers Grove, Welwyn Garden City**

\*\*\* GUIDE PRICE £525,000-£550,000 \*\*\* This beautifully presented four bedroom town house is ideally situated close to local schools, shops, bus routes, road and rail links. The property comprises of an entrance hall, open plan kitchen/dining room offering an array of wall and base units with work surfaces, integrated appliances, island with wine fridge and French doors to the rear garden. The first floor offers a large lounge, the second bedroom and shower room. The top floor boasts main bedroom with fitted wardrobes and en-suite, two further bedrooms and family bathroom. The property benefits from central heating, double glazing, driveway with garage and enclosed rear garden.



### Entrance Hall

Tiled flooring, radiator.

### Kitchen/Diner

20' 5" x 15' 6" ( 6.22m x 4.72m )

French doors to garden, tiled flooring, integrated fridge/freezer/dishwasher, gas hob, island with wine fridge, radiator x 2.

### Lounge (First Floor)

15' 6" x 12' 8" ( 4.72m x 3.86m )

Double glazed window to rear, carpet, radiator.

### Bedroom Two (First Floor)

15' 6" x 9' 4" ( 4.72m x 2.84m )

Double glazed window to front, wooden flooring, radiator x 2.

### Shower Room

Lino flooring, radiator, wash hand basin, W/C, shower cubicle.

### Bedroom One (Top Floor)

13' 7" x 10' ( 4.14m x 3.05m )

Double glazed window to rear, carpet, built in wardrobes, radiator x 2.

### En-Suite

Shower cubicle, W/C, wash hand basin, heated towel rail.

### Bedroom Three (Top Floor)

10' 8" x 8' 8" ( 3.25m x 2.64m )

Double glazed window to front, carpet, radiator

### Bedroom Four (Top Floor)

9' 8" x 6' 6" ( 2.95m x 1.98m )

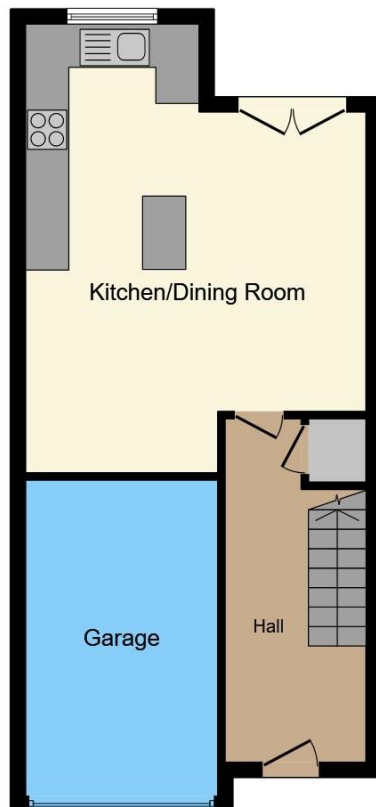
Double glazed window to front, carpet, radiator.

### Family Bathroom (Top Floor)

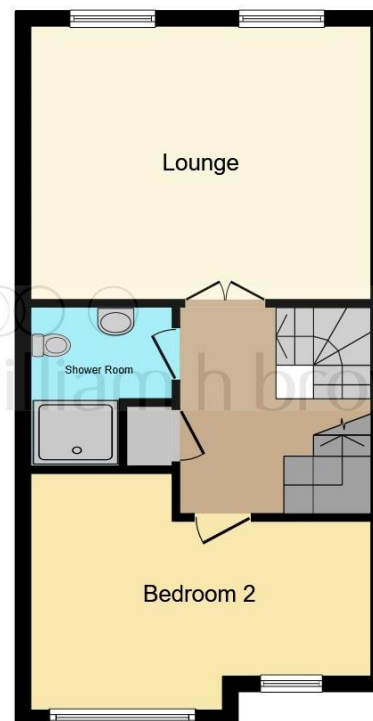
Laminate wood flooring, W/C, wash hand basin, bath, heated towel rail.

### Agents Note:

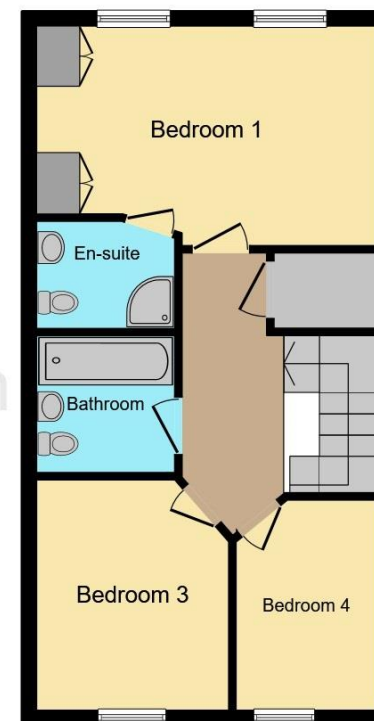
Estate Management Fee £100 Per Annum



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 135.8 m<sup>2</sup> (1,462 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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## Chambers Grove, Welwyn Garden City

- Town House
- Four Bedrooms
- Bathroom, Shower Room and En-Suite
- Driveway and Garage
- Open Plan Kitchen Diner

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



guide price

**£525,000**



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Property Ref:  
WGN109191 - 0004

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Please note the marker reflects the  
postcode not the actual property