



Salisbury Road, WELWYN GARDEN CITY AL7 3RZ

welcome to

Salisbury Road, WELWYN GARDEN CITY

Charming 3-Bedroom Semi-Detached Family Home in a sought-after location just a short stroll from Welwyn Garden City town centre, boasting fantastic curb appeal, this property is ideal for families and commuters alike, with excellent rail and road links nearby. Internally the property offers stylish open-plan living space, featuring a modern fitted kitchen that flows seamlessly into the extended rear of the home-perfect for entertaining or relaxing with family. The extension opens out onto a composite decked area, ideal for al fresco dining and summer gatherings. Upstairs, you'll find three well-proportioned bedrooms, offering ample space for a growing family or home office setup. Outside, the property continues to impress with side access, a private driveway for off-street parking, and a pub conveniently located at the bottom of the garden-a unique and sociable bonus! This home truly ticks all the boxes for comfortable, contemporary family living in a prime location.



Entrance Hall

Lounge

14' 10" x 13' (4.52m x 3.96m)

Double glazed window to front, wood burner, laminate floor

Dining / Family Room

21' x 13' (6.40m x 3.96m)

Double glazed window to rear, laminate floor, door to side, feature fireplace

Kitchen

Butler sink, integrated, dishwasher, washing machine & fridge/ freezer, quartz worktop, space for range cooker.

Bathroom

Double glazed window to front, tiled floor, wc, bath & wash hand basin

Landing

Double glazed window to front & loft access

Bedroom 1

8' x 14' 10" (2.44m x 4.52m)

Double glazed window to rear, fitted wardrobes, laminate floor & radiator

Bedroom 2

13' x 7' (3.96m x 2.13m)

Double glazed window to rear, laminate floor & radiator

Bedroom 3

10' x 6' 11" (3.05m x 2.11m)

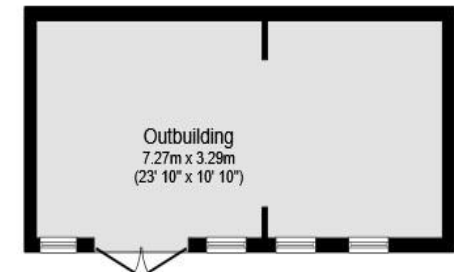
Double glazed window to front, laminate floor & radiator



Ground Floor



First Floor



Outbuilding

Total floor area 110.1 m² (1,185 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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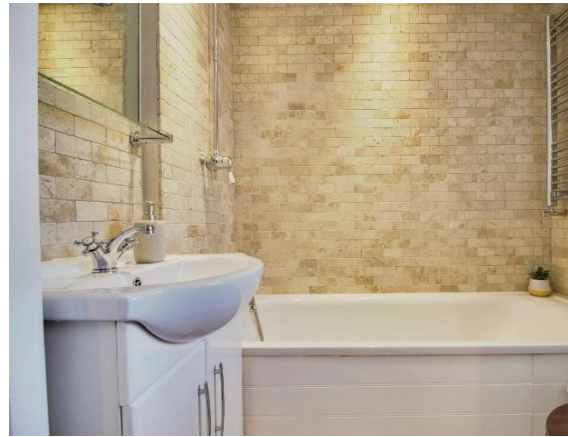
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- Extended rear living space
- Modern open-plan kitchen
- Composite decking in the garden
- Driveway for off-street parking
- Side access to rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D



offers in excess of

£500,000



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Property Ref:
WGN109195 - 0006

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william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property