



Leigh Common, WELWYN GARDEN CITY AL7 4NJ

welcome to

Leigh Common, WELWYN GARDEN CITY

This CHAIN FREE end of terrace three bedroom family home is just a short walk away from popular King George V playing fields and local amenities including shops, schools and pubs. Internally the ground floor comprises of entrance hall, downstairs cloakroom, bright living/dining room, fitted kitchen and conservatory. Upstairs offers three bedrooms and bathroom. Externally the property has front and mature rear garden, driveway for two cars and EV charger. This home is located with great commuter links via A414, A1(M), and mainline rail links into London.



Entrance Hall

Double glazed door to side, real wood flooring, radiator.

Cloakroom

Tiled flooring, W/C, wash hand basin, heated towel rail.

Lounge/Dining Room

12' 11" max x 17' max (3.94m max x 5.18m max)

Double glazed window to front and side, real wood flooring, radiator.

Kitchen

8' x 12' 11" (2.44m x 3.94m)

Double glazed window to rear, tiled flooring, gas hob, double electric oven, sink/drain, integrated dishwasher/fridge freezer/microwave oven, radiator, water softener.

Conservatory

16' x 8' (4.88m x 2.44m)

Door to rear/side, laminate flooring, insulated ceiling.

Landing

Double glazed window to side x 2, carpet, loft access, airing cupboard.

Bedroom One

13' x 10' (3.96m x 3.05m)

Double glazed window to front, carpet, radiator.

Bedroom Two

11' x 7' 1" (3.35m x 2.16m)

Double glazed window to rear, carpet, radiator.

Bedroom Three

6' 11" x 9' 11" (2.11m x 3.02m)

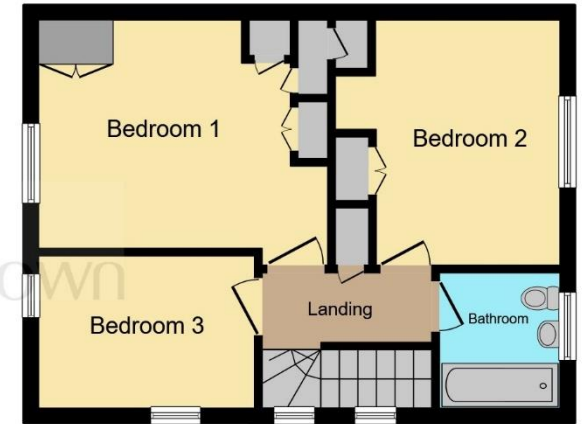
Double glazed window to front and side, carpet, radiator.

Bathroom

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



Ground Floor



First Floor

Total floor area 90.6 m² (975 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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Leigh Common, WELWYN GARDEN CITY

- CHAIN FREE
- End of Terrace
- Three Bedrooms
- Driveway for Two Cars
- Conservatory

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



£425,000



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Property Ref:
WGN109037 - 0003

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Please note the marker reflects the
postcode not the actual property


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