



**Barn Close, Welwyn Garden City AL8 6ST**



*welcome to*

## **Barn Close, Welwyn Garden City**

**\*\*\* GUIDE PRICE £800,000 - £850,000 \*\*\*** Located in the highly desirable West Side of Welwyn Garden City, this rarely available spacious four-bedroom detached bungalow is offered to the market CHAIN FREE and presents an excellent opportunity for families or downsizers alike. The property is ideally situated within close proximity to the town centre, mainline train station, and a range of local shops and amenities. Commuters will benefit from superb access to the A1(M), M25, and A414. The accommodation comprises of generous entrance hall, bright lounge with bay window and views over the rear garden, separate dining room, fitted kitchen with adjoining utility room. convenient cloakroom, four well-proportioned bedrooms and spacious double garage. Externally, the property enjoys a private rear garden and ample driveway parking to the front.



### Cloakroom

Window to rear, W/C, wash hand basin.

### Lounge

16' 11" x 16' ( 5.16m x 4.88m )

Window to rear, door to side, carpet, radiator, fireplace.

### Dining Room

12' x 15' ( 3.66m x 4.57m )

Window to front and internal, carpet, radiator.

### Kitchen

10' x 10' ( 3.05m x 3.05m )

Carpet, tiled, sink/drain, hob/oven, radiator, tiled splashback, boiler.

### Utility Room

8' 1" x 8' 11" ( 2.46m x 2.72m )

Window to rear, door to garden, sink/drain, space for fridge freezer/washing machine.

### Bedroom One

14' 3" x 12' 4" ( 4.34m x 3.76m )

Window to front and side, fitted wardrobes, carpet.

### Bedroom Two

11' x 10' 4" ( 3.35m x 3.15m )

Window to rear, fitted wardrobe, carpet.

### Bedroom Three

10' x 9' 5" ( 3.05m x 2.87m )

Window to side, carpet.

### Bedroom Four

11' x 8' 4" ( 3.35m x 2.54m )

Window to side, carpet.

### Bathroom

Window to rear, shower cubicle, bath, W/C, wash hand basin.

### Double Garage

28' 4" x 15' 2" ( 8.64m x 4.62m )

Window to side, door to side and rear.

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Total floor area 163.7 m<sup>2</sup> (1,762 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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## **Barn Close, Welwyn Garden City**

- CHAIN FREE
- Detached Bungalow
- Four Bedrooms
- Double Garage
- West Side Location

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



guide price

**£800,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WGN108317 - 0004

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