

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/drainer, 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/drainer, 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

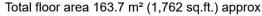
28' 4" x 15' 2" (8.64m x 4.62m)

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.





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





welcome to

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

check out more properties at williamhbrown.co.uk



Property Ref: WGN108317 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01707 324361



WelwynGardenCity@williamhbrown.co.uk



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

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.