



**Ludwick Way, Welwyn Garden City AL7 3PL**



**welcome to**

## **Ludwick Way, Welwyn Garden City**

This fantastic **CHAIN FREE** extended three-bedroom semi-detached home is ideally positioned close to a range of local amenities, including shops, schools, and bus routes, and is just a short walk from the vibrant town centre and mainline train station with direct links into London. Excellent commuter connections are also available via the A414, A1(M), and M25, making this an ideal location for families and professionals alike. The property welcomes you with a spacious entrance hall leading to a bright and comfortable living room with doors opening onto the rear garden — perfect for indoor-outdoor living. A downstairs family bathroom adds convenience, while the large kitchen/dining room offers ample storage and workspace, along with room for appliances and family dining. Upstairs, the main bedroom enjoys a dual aspect, creating a light and airy feel, and is accompanied by two further generously sized bedrooms. The home also benefits from double glazing throughout, gas central heating, and a large driveway providing ample off-road parking, complete with an electric vehicle charging point. The rear garden offers a private outdoor space ideal for relaxing or entertaining. This well-presented home combines space, style, and a superb location.



### Lounge

15' 7" x 10' 4" ( 4.75m x 3.15m )

Double glazed window to front, carpet, French doors to rear.

### Kitchen/Dining Room

23' 2" x 13' 5" ( 7.06m x 4.09m )

Double glazed window to front and rear, laminate wood/tiled flooring, sink/drain, extractor fan, wall and base units, space for appliances, radiator.

### Bedroom One

15' 8" x 8' 10" ( 4.78m x 2.69m )

Double glazed window to front and rear, carpet.

### Bedroom Two

10' 2" x 6' 10" ( 3.10m x 2.08m )

Double glazed window to rear, carpet, spotlights.

### Bedroom Three

10' 3" x 7' 9" ( 3.12m x 2.36m )

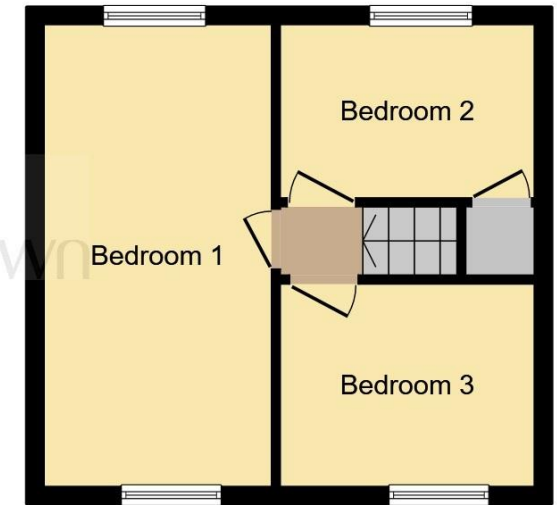
Double glazed window to front, laminate wood flooring, spotlights.

### Bathroom

Double glazed window to front, laminate wood flooring, spotlights.



**Ground Floor**



**First Floor**

Total floor area 90.0 m<sup>2</sup> (969 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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## **Ludwick Way, Welwyn Garden City**

- Three Bedrooms
- Semi Detached House
- Downstairs Bathroom
- Driveway With Electric Vehicle Charging Point
- Good Transport Links

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



offers in excess of

**£425,000**



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**william h brown**



**01707 324361**



[WelwynGardenCity@williamhbrown.co.uk](mailto:WelwynGardenCity@williamhbrown.co.uk)



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



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Please note the marker reflects the  
postcode not the actual property