



**Linkfield, Welwyn Garden City AL7 4DN**



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## **Linkfield, Welwyn Garden City**

**\*\*\* GUIDE PRICE £385,000 - £400,000 \*\*\*** Located in the sought-after Howlands area of Welwyn Garden City, this well-presented three-bedroom link-terraced home offers spacious and versatile living ideal for families or professionals. The ground floor features a well-fitted kitchen, a bright and welcoming lounge, and a conservatory that opens onto a generous rear garden with patio and lawn - perfect for entertaining or relaxing outdoors. Upstairs, the property comprises three bedrooms and a shower room. Additional benefits include off-street parking via a private driveway and proximity to local amenities, schools, and excellent transport links.



### Lounge

12' 5" x 11' 6" ( 3.78m x 3.51m )

Double glazed window to front, wooden flooring, gas fire place, storage under stairs.

### Kitchen

15' 11" x 18' 7" ( 4.85m x 5.66m )

Window to rear, door to conservatory, lino flooring, gas hob, electric oven, sink/drain, space for washing machine/dishwasher, radiator.

### Conservatory

12' 4" x 13' 7" ( 3.76m x 4.14m )

Window to side and rear, lino flooring, radiator.

### Bedroom One

13' 2" x 11' 8" ( 4.01m x 3.56m )

Double glazed window to rear, carpet, radiator.

### Bedroom Two

8' 11" x 9' 9" ( 2.72m x 2.97m )

Double glazed window to front, carpet.

### Bedroom Three

9' 5" x 6' 9" ( 2.87m x 2.06m )

Double glazed window to front, carpet, built in storage.

### Shower Room

Double glazed window to rear, lino flooring, shower cubicle, W/C, wash hand basin, heated towel rail.



**Ground Floor**



**First Floor**

Total floor area 95.6 m<sup>2</sup> (1,029 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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## **Linkfield, Welwyn Garden City**

- Link-Terrace House
- Three Bedrooms
- Driveway For Off Street Parking
- Popular Residential Location
- Conservatory

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



guide price

**£385,000**



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Property Ref:  
WGN109392 - 0004

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Please note the marker reflects the  
postcode not the actual property