



Little Thistle, Welwyn Garden City AL7 4AE

welcome to

Little Thistle, Welwyn Garden City

Located within easy reach of excellent road links, reputable schools, and the vibrant town centre with its array of amenities and mainline train station, this beautifully extended four-bedroom end-of-terrace home offers generous living space ideal for family life. The ground floor features a welcoming lounge with French doors opening onto a well-maintained rear garden, a separate dining room perfect for entertaining, and a fitted kitchen with ample storage. A separate utility room adds convenience and practicality. Upstairs, the property boasts four well-proportioned bedrooms and a family bathroom. Additional benefits include double glazing throughout, gas central heating, and on-street parking. Externally, the generous rear garden is thoughtfully laid out with both patio and lawn areas, providing an ideal space for relaxation and play.



Lounge

12' 11" x 9' 2" (3.94m x 2.79m)

French door to garden, carpet.

Dining Room

17' 2" x 13' (5.23m x 3.96m)

Double glazed window to front, carpet, fireplace, radiator.

Kitchen

8' 5" x 16' 8" (2.57m x 5.08m)

Double glazed window to side, laminate wood flooring, back door to garden, extractor fan, sink/drain, wall and base units, space for appliances.

Utility Room

8' 10" x 8' 7" (2.69m x 2.62m)

Double glazed window to rear and side, laminate wood flooring, radiator.

Bedroom One

16' 10" x 8' 3" (5.13m x 2.51m)

Double glazed window to front, carpet, built in wardrobe and cupboard, radiator.

Bedroom Two

8' 9" x 8' 6" (2.67m x 2.59m)

Double glazed window to front, carpet, radiator, built in wardrobe.

Bedroom Three

8' 10" x 8' 7" (2.69m x 2.62m)

Double glazed window to rear, carpet, radiator.

Bedroom Four

9' 3" x 8' 9" (2.82m x 2.67m)

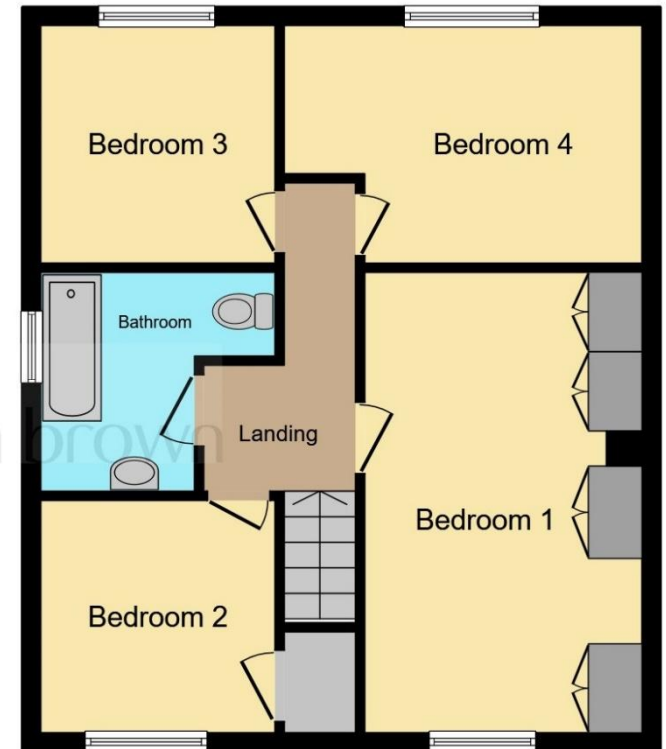
Double glazed window to rear, carpet, radiator.

Bathroom

Double glazed window, tiled flooring, W/C, bath, heated towel rail.



Ground Floor



First Floor

Total floor area 106.3 m² (1,144 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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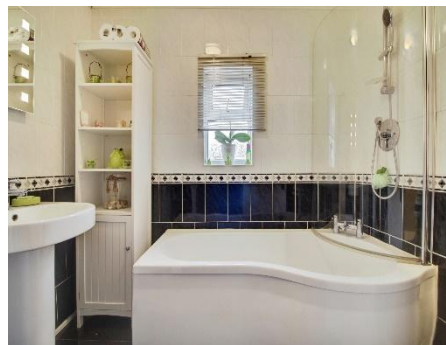
- Four Bedrooms
- End of Terrace House
- On Street Parking
- Utility Room
- Two Storey Extension

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



offers in excess of

£450,000



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Property Ref:
WGN109381 - 0003

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Please note the marker reflects the
postcode not the actual property