



Springfields, Welwyn Garden City AL8 6XS

welcome to

Springfields, Welwyn Garden City

This extended family home is ideally situated on the desirable west side of Welwyn Garden City, offering spacious and versatile living accommodation. The ground floor features a welcoming entrance hall, a downstairs shower room, and a bright reception room with bay window. To the rear, the property boasts a generous extended open plan living/kitchen/dining area with French doors opening onto the rear garden - perfect for entertaining or family life. Upstairs, you'll find two double bedrooms, a single bedroom, and the recently renovated shower room. Externally, the property benefits from a rear garden with patio, canopy and lawn areas, ample off-street parking to the front with EV charger, and additional features including central heating, double glazing, water softener and ample storage throughout. This is a fantastic opportunity for families or buyers looking for a home in a prime location.



Entrance Hall

Double glazed window to front, cupboard, radiator.

Downstairs Shower Room

W/C, tiled, radiator, shower, wash hand basin, door to garden.

Reception Room

12' 4" x 14' 8" (3.76m x 4.47m)

Double glazed bay window to front, radiator, TV point, wooden flooring.

Lounge/Kitchen/Diner

18' x 19' (5.49m x 5.79m)

Double glazed window to side and rear, patio doors to rear, door to garden, wooden flooring, fitted kitchen, wall and base units, sink/drain, work surfaces, granite worktop island, space for appliances.

Landing

Double glazed window to side, airing cupboard, loft access.

Bedroom One

10' 4" x 12' 3" (3.15m x 3.73m)

Double glazed window to rear, fitted wardrobes, radiator, wooden flooring.

Bedroom Two

9' 3" + door recess x 11' 4" (2.82m + door recess x 3.45m)

Double glazed window to front, radiator, wooden flooring.

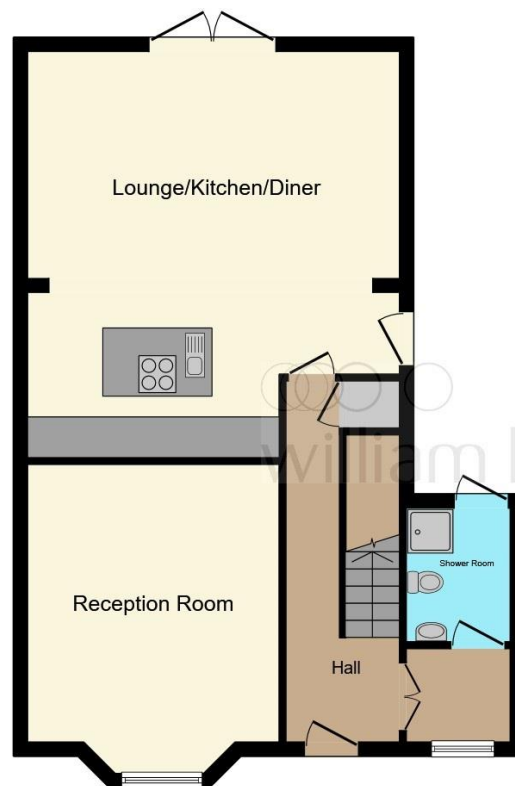
Bedroom Three

8' 9" x 7' 9" (2.67m x 2.36m)

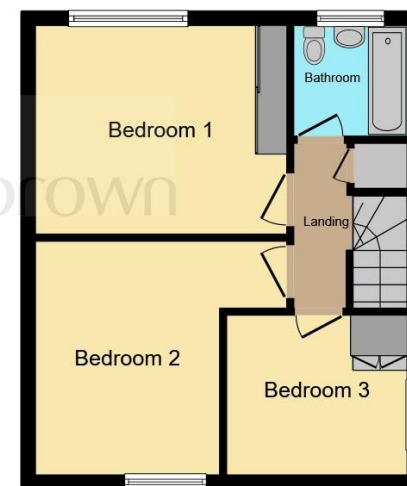
Double glazed window to side, radiator, cupboard over stairs, wooden flooring.

Upstairs Shower Room

Double glazed window to rear, radiator, wash hand basin, vanity, W/C, shower, tiled flooring, mirror cabinet with anti-fog, shaver socket and light.



Ground Floor



First Floor

Total floor area 98.8 m² (1,063 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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welcome to Springfields, Welwyn Garden City

- Three Bedrooms
- Semi-Detached House
- Driveway
- Close To Local Schools
- Sought After Location

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



offers in excess of
£575,000



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Property Ref:
WGN109424 - 0006

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Please note the marker reflects the
postcode not the actual property