



**Daniells, Welwyn Garden City AL7 1QX**



welcome to

## Daniells, Welwyn Garden City

This three-bedroom mid-terraced family home is situated in the highly sought-after Panshanger area of Welwyn Garden City. The property is ideally located close to local schools and offers convenient access to the A414, A1(M), and Welwyn Garden City mainline train station with direct links into London. The ground floor features a downstairs cloakroom, spacious lounge with sliding doors opening onto the rear garden, creating a bright and airy living space. There is also a fully fitted open-plan kitchen/dining room, perfect for family meals and entertaining. Upstairs, the property offers three well-proportioned bedrooms and a shower room. Externally, there are front and rear gardens, along with on-street parking. Additional benefits include double glazing throughout and a hot air heating system. The home is within easy reach of a range of local amenities, including the Moors Walk parade of shops, which offers a doctor's surgery, Tesco Express, pharmacy, post office, hair salon, beauticians, and a selection of food takeaways.



## Cloakroom

Laminate flooring, W/C, wash hand basin.

## Lounge

16' 5" x 16' 6" ( 5.00m x 5.03m )

Sliding door to garden, carpet, hot air vent.

## Kitchen/Dining Room

16' 4" x 14' 4" ( 4.98m x 4.37m )

Double glazed window to front, laminate & vinyl flooring, wall and base units, space for appliances.

## Bedroom One

16' 5" x 11' 4" ( 5.00m x 3.45m )

Double glazed window to front, carpet, 2 x storage cupboard, hot air vent.

## Bedroom Two

13' 10" x 9' 4" ( 4.22m x 2.84m )

Double glazed window to rear, carpet, hot air vent, storage cupboard.

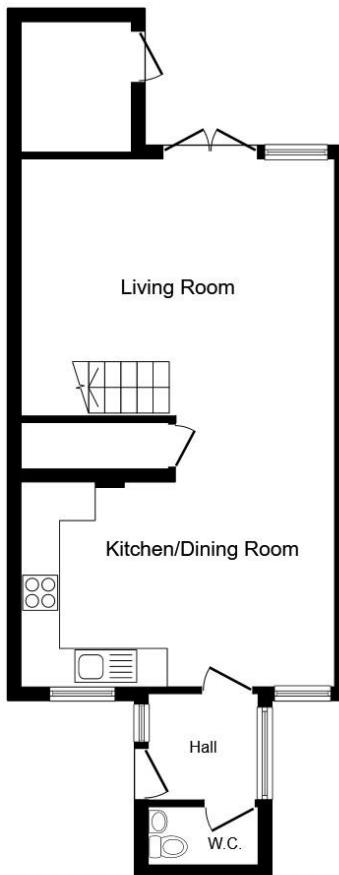
## Bedroom Three

13' 1" x 6' 4" ( 3.99m x 1.93m )

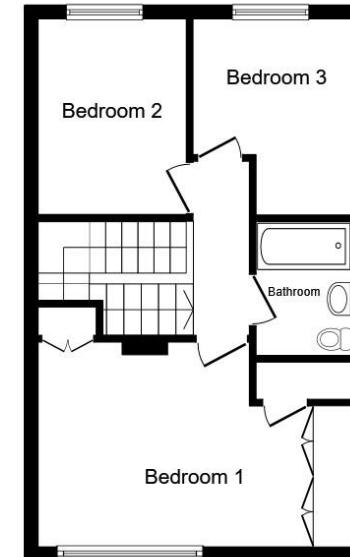
Double glaze window to rear.

## Shower Room

Tiled flooring, shower cubicle, wash hand basin, W/C.



**Ground Floor**



**First Floor**

Total floor area 88.6 m<sup>2</sup> (953 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.propertybox.io](http://www.propertybox.io)



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welcome to  
**Daniells, Welwyn Garden City**

- Three Bedroom House
- Mid-Terrace
- On Street Parking
- Hot Air Heating System
- Close To Schools and Shops

Tenure: Freehold EPC Rating: D

Council Tax Band: D



guide price  
**£375,000**



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Property Ref:  
WGN109510 - 0004

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Please note the marker reflects the postcode not the actual property

  
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