



**The Paddocks, WELWYN GARDEN CITY AL7 2BW**



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## **The Paddocks, WELWYN GARDEN CITY**

This fantastic 4/5 bedroom detached family home is located in the Moors Walk area of Welwyn Garden City, only a short walk to local shops and amenities. The property comprises of a large entrance hall, downstairs shower room, family lounge, bedroom/annexe with patio doors to the rear garden and modern kitchen/dining room. Upstairs boasts the main bedroom with en-suite, 3 further bedrooms and family bathroom. Outside you have a lovely rear garden which is mainly laid to lawn grass area with decking area and side access gate. To the front of the property you have off street parking for 3 cars and a garage.



### Entrance Hall

Double glazed door to front, laminate flooring, radiator.

### Downstairs Shower Room

Double glazed window to side, tiled flooring, shower, W/C, wash hand basin.

### Lounge

10' 3" x 12' 5" ( 3.12m x 3.78m )  
Double glazed window to front, carpet, radiator.

### Bedroom 5/ Annexe

10' 6" x 12' 4" ( 3.20m x 3.76m )  
Patio doors to rear, luxury vinyl flooring.

### Kitchen

16' 7" x 13' 4" ( 5.05m x 4.06m )  
Double glazed window to rear, tiled flooring, sink/drain, oven, hob, integrated fridge freezer/dishwasher, spotlights.

### Bedroom One

10' 2" x 16' 7" ( 3.10m x 5.05m )  
Double glazed window to rear, carpet, radiator.

### En-Suite

Double glazed window to side, laminate flooring, bath, wash hand basin, shower, radiator, W/C.

### Bedroom Two

7' 9" x 15' 8" ( 2.36m x 4.78m )  
Double glazed window to front x 2, laminate flooring, fitted wardrobes, radiator.

### Bedroom Three

10' 4" max x 10' 3" max ( 3.15m max x 3.12m max )  
Double glazed window to rear, radiator, carpet.

### Bedroom Four

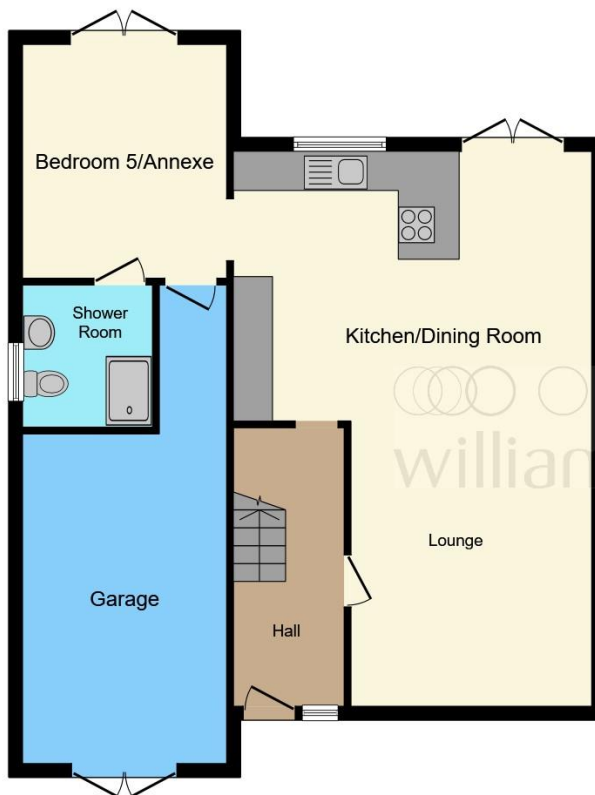
9' 3" x 11' ( 2.82m x 3.35m )  
Double glazed window to front, carpet, radiator.

### Bathroom

Double glazed window to rear, shower over bath, W/C, wash hand basin, heated towel rail.

### Agents Note:

"Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details"



Ground Floor



First Floor

Total floor area 156.2 m<sup>2</sup> (1,681 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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## The Paddocks, WELWYN GARDEN CITY

- Four/Five Bedrooms
- Detached House
- Off Street Parking & Garage
- Shower Room, En-Suite & Family Bathroom
- Close to Local Shops

Tenure: Freehold EPC Rating: C

offers in excess of

**£630,000**



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Property Ref:  
WGN108652 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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Please note the marker reflects the  
postcode not the actual property