



Mayfield, Welwyn Garden City AL8 7EL

welcome to

Mayfield, Welwyn Garden City

**** GUIDE PRICE £600,000 - £625,000 **** This beautifully presented, fully refurbished four bedroom terraced home is situated in the sought after West Side area of Welwyn Garden City close to the town centre and main line train station into London Kings Cross. There are also great commuter links via the A1(M) and M25. The downstairs offers a downstairs shower room, lounge, dining room with electric sky-lights and bi-fold doors to the garden plus fitted kitchen with separate utility room. Upstairs boasts four bedrooms and family bathroom. Externally is on-street parking and front and rear gardens, with direct access to the woods via a gate. Further benefits include a newly installed combination boiler with 5 years left on the warranty, water softening system and boarded loft with INSTALOFT system for storage and insulation. A great family location within catchment of fantastic nursery, primary and secondary schools, Sherrards Park Woodland and open playing fields.



Entrance Hall

Karndeane wooden flooring, storage cupboard.

Cloakroom

Double glazed window, wooden flooring, heated towel rail, walk-in shower, wash hand basin, W/C.

Lounge

13' x 10' 8" (3.96m x 3.25m)

Double glazed window to front, wall radiator, fireplace.

Dining Room

18' x 12' (5.49m x 3.66m)

Tiled flooring, bi-fold doors, electric opening skylights, log burner, spotlights, wall radiator.

Kitchen

16' 11" x 9' 7" (5.16m x 2.92m)

Tiled flooring, island (with plug sockets & storage), sink, integrated dishwasher/electric oven x 2/ gas hob/microwave.

Utility Room

8' 9" x 4' 2" (2.67m x 1.27m)

Wooden flooring, worktops, wash hand basin.

Bedroom One

13' 7" x 9' 2" (4.14m x 2.79m)

Double glazed window to front, Karndeane wooden flooring, radiator.

Bedroom Two

10' 10" x 9' 7" (3.30m x 2.92m)

Double glazed window to front, Karndeane wooden flooring, built in wardrobe, storage cupboard, radiator.

Bedroom Three

9' 2" x 8' 5" (2.79m x 2.57m)

Double glazed window to rear, Karndeane wooden flooring, radiator.

Bedroom Four

9' 10" x 7' 10" (3.00m x 2.39m)

Double glazed window to rear, Karndeane wooden flooring, storage shelves, radiator.

Bathroom

Double glazed window, vinyl flooring, W/C, bath/shower, wash hand basin, heated towel rail.



Ground Floor



First Floor

Total floor area 116.2 m² (1,251 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
- Downstairs Shower Room
- Terraced - Corner Plot
- On Street Parking
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

guide price

£600,000



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Property Ref:
WGN108517 - 0003

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Please note the marker reflects the postcode not the actual property

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