



**Mayfield, Welwyn Garden City AL8 7EL**



welcome to

## Mayfield, Welwyn Garden City

**\*\*\*GUIDE PRICE £550,000 - £575,000\*\*\*** This beautifully designed four bedroom staggered terraced home effortlessly blends style and practicality, offering a truly inviting space for modern living. Situated in the sought after West Side area of Welwyn Garden City close to outstanding primary schools and 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 internal accommodation offers entrance hallway, a downstairs shower room and front facing lounge. The extended kitchen/ family room is the heart of this home where bi-fold doors seamlessly merge the interior with the garden and sunlight streams through the skylights, bathing the space in natural light and creating a warm and welcoming ambiance throughout the day. Upstairs boasts four well-presented bedrooms and a modern fitted bathroom. Externally the property has a private and good size rear garden, where you can picture yourself entertaining friends and family, with the doors thrown open to the patio, creating a wonderful sense of flow and connection with the outdoors. This garden is fully enclosed with direct access to the woods via a gate as well as side access to the front where there is residents parking in a secluded cul-de-sac. 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.



### Entrance Hall

Karndean 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, Karndean wooden flooring, radiator.

### Bedroom Two

10' 10" x 9' 7" ( 3.30m x 2.92m )  
Double glazed window to front, Karndean 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, Karndean wooden flooring, radiator.

### Bedroom Four

9' 10" x 7' 10" ( 3.00m x 2.39m )  
Double glazed window to rear, Karndean 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 m<sup>2</sup> (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](http://www.focalagent.com)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)





welcome to

## Mayfield, Welwyn Garden City

- Four Bedrooms
- Downstairs Shower Room
- Terraced - Corner Plot
- On Street Parking
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

guide price

**£550,000**



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)

Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN108517 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.

william h brown



**01707 324361**



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



**williamhbrown.co.uk**