

# Alexander Bond & Company

Estate Agents | Property Management



41 Butterwick Way, Welwyn, AL6 9GH

Guide Price £385,000







# 41 Butterwick Way

Welwyn, AL6 9GH

- Desirable Wilshire Park. Development in Welwyn
- Two Good sized Bedrooms
- Bathroom With Shower
- Downstairs Cloakroom
- Allocated Parking Space
- Modern Mews Style House
- Fitted Kitchen With Gas Hob and Electric Oven
- Lounge / Dining Room
- Main Bedroom With Fitted Wardobes
- EPC RATING B

Situated in the desirable Wiltshire Park development near Welwyn Village this modern two bedroom mews style house offers an excellent standard accommodation.

Comprises downstairs a large reception hall, fitted kitchen, downstairs cloakroom and a lounge/ dining room. Upstairs there are two good sized bedrooms and a family bathroom. Outside to the rear there is a westerly facing garden with a patio area and to the front a small lawn. There is also an allocated parking space and visitor parking

Welwyn village is just a few minute walk and provides various amenities, including a Tesco Express, a doctor's surgery and restaurants. The village also features the well-regarded St. Mary's primary school and the Welwyn North mainline rail station just a few minutes drive offers quick and frequent connections to London.

EARLY VIEWING HIGHLY RECOMMENDED



## ENTRANCE HALL

**KITCHEN** 11'2" x 7'7" (3.40m x 2.31m")

## CLOAKROOM

**LOUNGE/ DINER** 13'5" x 13'1" (4.09m" x 3.99m")

## STAIRS & LANDING

**BEDROOM ONE** 13'5" x 12'10" (4.09m" x 3.91m")

**BEDROOM TWO** 13'5" x 8'2" (4.09m" x 2.49m")

## BATHROOM

## OUTSIDE

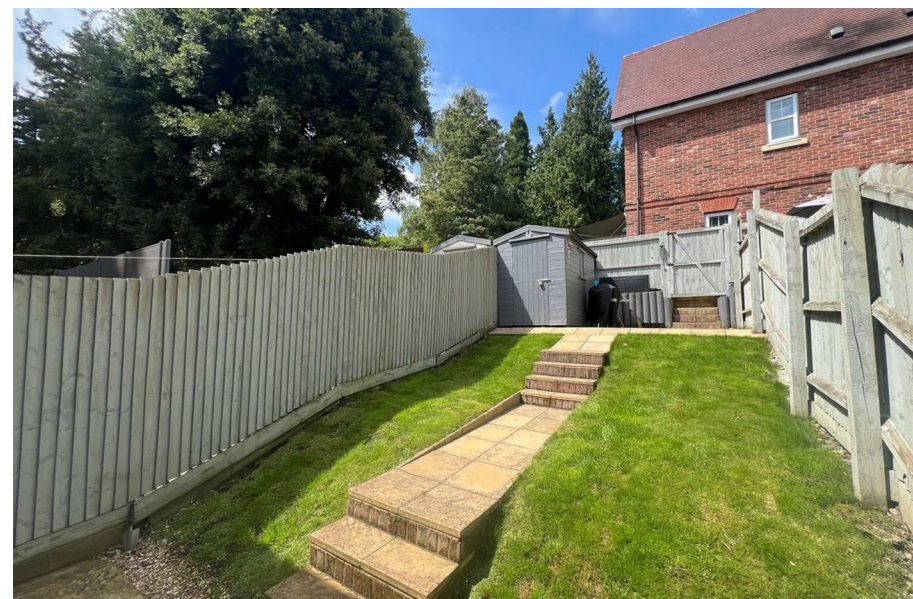
## GENERAL INFORMATION







**Directions**

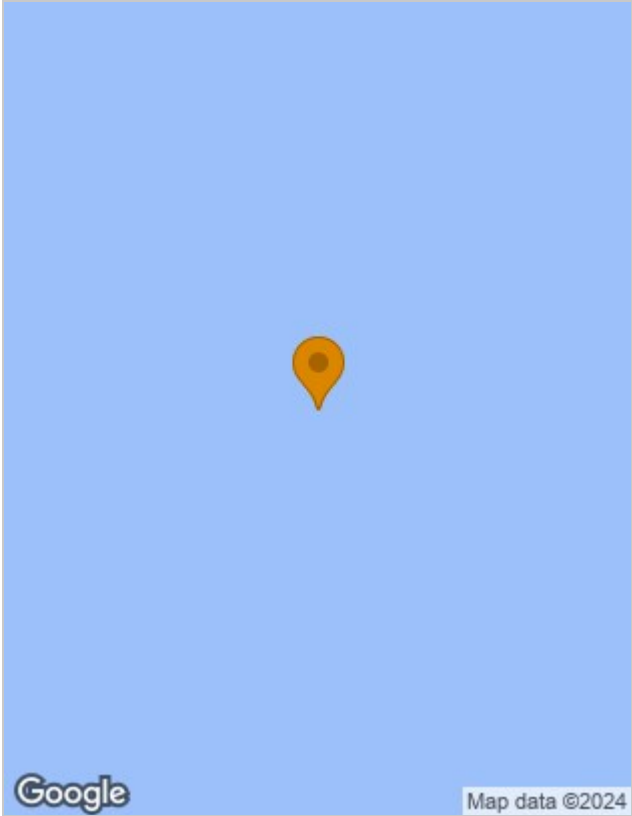




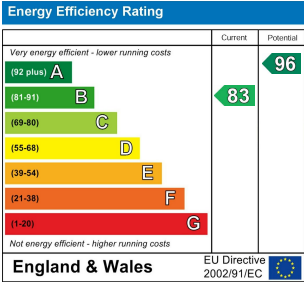
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

