

Chapelfield Close, Welwyn Garden City, AL7 4FU

Freehold - Two Bedroom Semi-Detached House with Garden and Parking
£440,000



- Tenure: Freehold
- Built in 2020 by Rockwell Homes
- 5 Year structural guarantee remaining
- Council tax band: D
- Local authority: Welwyn, Hatfield
- Two bedrooms
- Open plan layout
- Modern decor
- Enclosed rear garden
- Allocated residents parking
- Chain free
- Close to local amenities
- Direct train links to central London
- Easy access to A1(M)
- Viewings strongly recommended



Constructed in 2020 by Rockwell Homes, the property is offered with the remainder of a 10-year structural guarantee (5 years remaining) providing added peace of mind.

This beautifully presented two-bedroom property is located in a popular residential area. It forms part of a small development of nine two bedroom houses and bungalows, tucked away in a peaceful cul-de-sac settings, on the fringe of the Beehive conservation area.



The property also boasts a good-sized rear garden, perfect for relaxing or entertaining, along with residents' allocated parking for added convenience.

The accommodation is arranged over two floors, flooded with natural light, and is thoughtfully designed for modern living, ideal for first-time buyers, young families, or investors. The ground floor features an open-plan living space with a modern kitchen and lounge area, finished with contemporary decor throughout, creating a stylish and welcoming space.



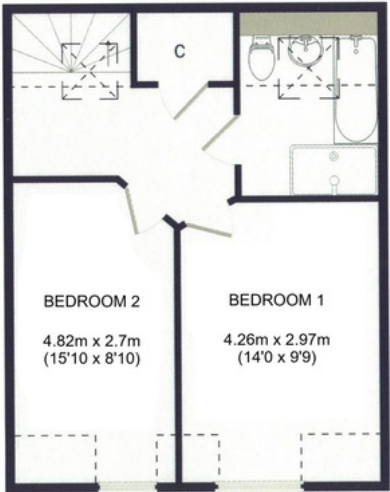
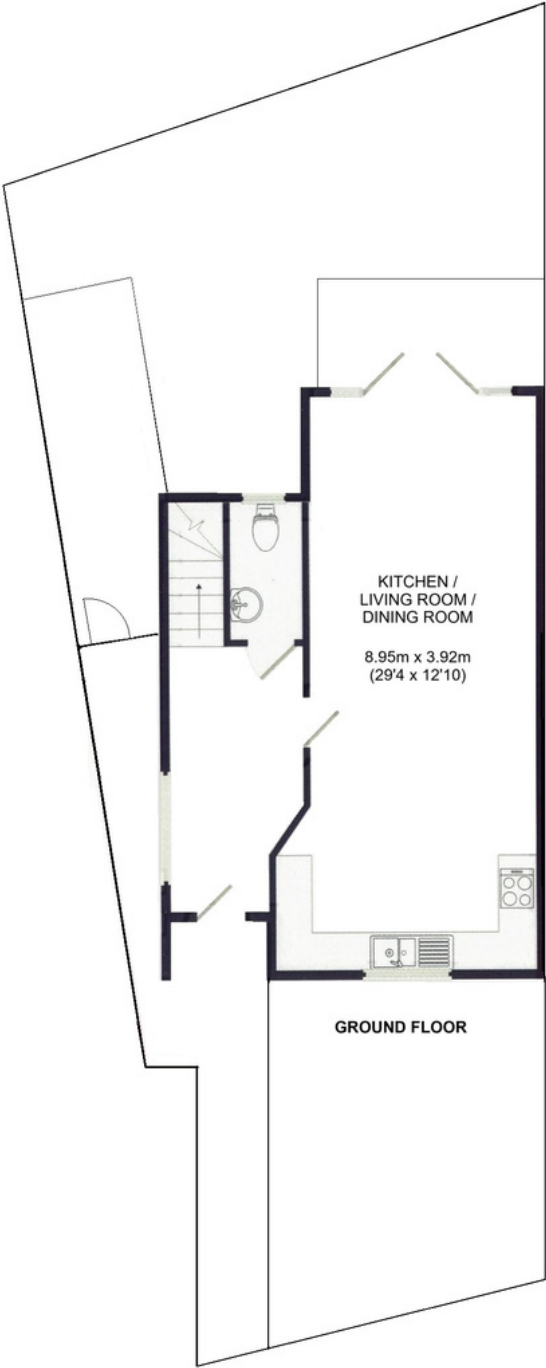


Perfectly positioned for commuters, Welwyn Garden City is just 20 miles (32 km) north of London, with easy access to the A1(M) motorway. Great Northern runs frequent southbound services to London Moorgate and London King's Cross, and northbound connections to Stevenage, Letchworth, and Cambridge. Thameslink also offers peak-hour services to Sevenoaks, via St Pancras International and London Blackfriars



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APPROXIMATE FLOOR AREA
80 SQM / 861 SQ FT

This plan has been prepared for illustrative and identification
purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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