



**Forresters Drive, Welwyn Garden City AL7 2HW**

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## **Forresters Drive, Welwyn Garden City**

This CHAIN FREE two-bedroom mid-terraced home is ideally located in the sought-after and quiet residential area of Panshanger, offering excellent commuter links via the A414, A1(M), M25, and mainline rail services into London. The property is perfectly positioned within easy reach of highly regarded primary and secondary schools, as well as a range of local amenities. Internally, the property comprises a welcoming entrance hall, a convenient downstairs cloakroom, and a spacious, bright, and airy living room with ample space for both seating and dining. The kitchen offers plenty of storage and workspace. Upstairs, the accommodation includes a generous principal bedroom complete with en-suite, a second bedroom, and a modern family bathroom. Externally, the property benefits from both front and rear gardens, ideal for outdoor relaxation, along with an allocated parking space to the rear. Ideal for first-time buyers, small families, or investors alike, this property offers a fantastic opportunity in a desirable location.



### Entrance Hall

Laminate wood flooring, storage cupboard.

### Cloakroom

Lino flooring, W/C, wash hand basin.

### Lounge

Double glazed window to front, carpet, radiator.

### Kitchen

Double glazed window to rear, door to garden, tiled flooring, wall and base units, extractor fan, sink/drain, radiator, washing machine/dryer, dishwasher, fridge freezer.

### Bedroom One

Double glazed window to rear, carpet, radiator.

### En-Suite

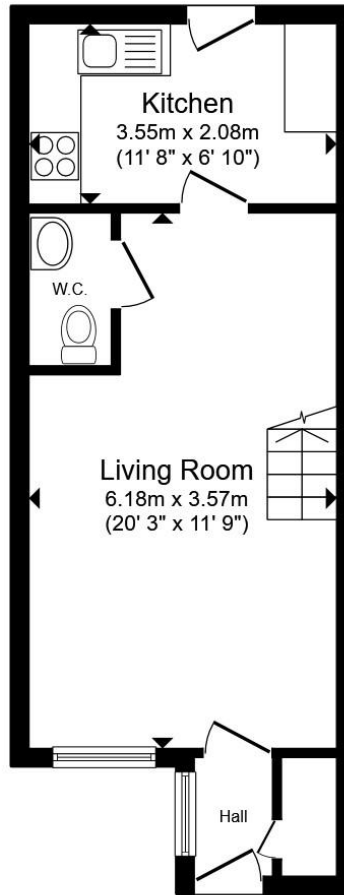
Lino flooring, shower cubicle, wash hand basin.

### Bedroom Two

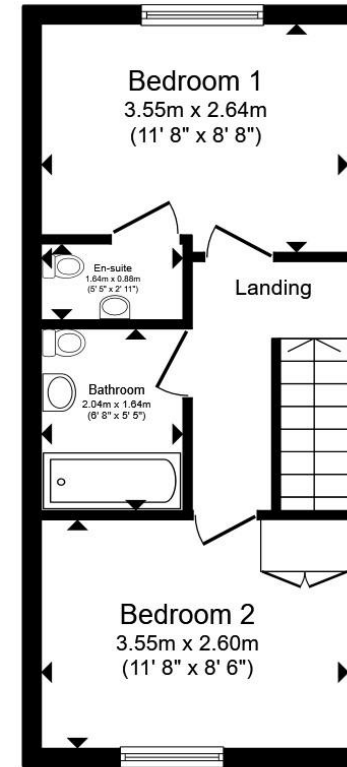
Double glazed window to front, carpet, radiator.

### Bathroom

Tiled, bath, wash hand basin, W/C, heated towel rail, vanity unit.



**Ground Floor**



**First Floor**

Total floor area 61.8 m<sup>2</sup> (665 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.propertybox.io](http://www.propertybox.io)



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## Forresters Drive, Welwyn Garden City

- CHAIN FREE
- Two Bedrooms
- Mid-Terrace House
- En-Suite and Family Bathroom
- Allocated Parking Space

Tenure: Freehold EPC Rating: C  
Council Tax Band: C



offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WGN109753 - 0003

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