

Peartree Lane, Welwyn Garden City AL7 3UH

william h brown

welcome to

Peartree Lane, Welwyn Garden City

Offered to the market CHAIN FREE, this charming two-bedroom detached home is ideally positioned for commuters, with excellent access to major road links, Welwyn Garden City town centre and the mainline railway station providing direct services into London. The ground floor accommodation comprises an entrance hall, modern shower room, spacious lounge featuring a bay window to the front, kitchen/diner with ample space for appliances, and a bright conservatory overlooking the rear garden. Upstairs, the property offers two well-proportioned bedrooms. Additional benefits include gas central heating and double glazing throughout. Externally, the property enjoys a private driveway and garage to the front, while the generous rear garden features both lawn and patio areas, providing an ideal space for relaxing and entertaining. The property also offers excellent potential for further extension, subject to the necessary planning permissions. A fantastic opportunity for first-time buyers, downsizers or those seeking a conveniently located commuter home.








Lounge
Bay window, carpet, electric fire, radiator.

Kitchen/Diner
Double glazed window to front and rear, French door to garden, laminate wood flooring/luxury vinyl flooring, wall and base units, sink/drainer.

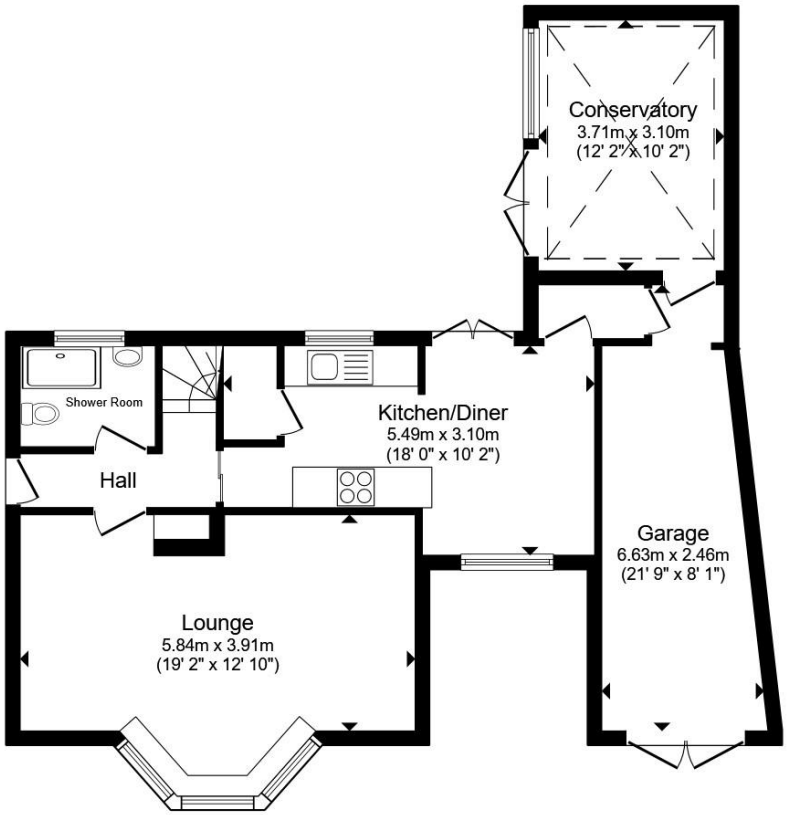
Conservatory
Tiled flooring.

Bedroom One
Double glazed window to side, carpet, radiator.

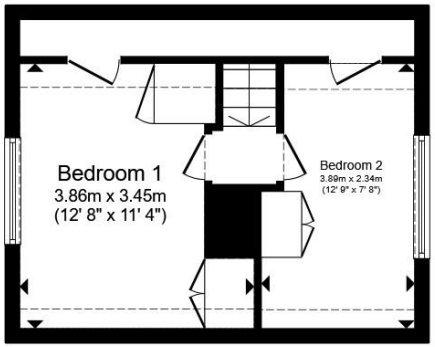
Bedroom Two
Double glazed window to side, carpet, radiator.

Downstairs Shower Room
Tiled flooring, wash hand basin, W/C, walk in shower.

Garage
Electrics



Ground Floor



First Floor

Total floor area 92.6 m² (997 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

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Peartree Lane, Welwyn Garden City

- CHAIN FREE
- Detached House
- Two Bedrooms
- Garage & Driveway
- Close to Town Centre & Station

Tenure: Leasehold EPC Rating: E
Council Tax Band: D Service Charge: Ask Agent
Ground Rent: 6.00







offers in excess of

£500,000









Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1929. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
WGN110056 - 0003

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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