



**Picketts, WELWYN GARDEN CITY AL8 7HJ**



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## **Picketts, WELWYN GARDEN CITY**

This mid- terrace three bedroom family home is located on the very sought after West Side area in Welwyn Garden City. Ideally situated in a prominent position for local schools, shops and walking distance to the station. The property comprises of entrance hall, lounge/dining room with patio doors to the rear garden and fully fitted kitchen with space for appliances. Upstairs offers three good sized bedrooms with storage and a fitted bathroom. Externally are front garden, on street parking and rear garden with side access. Further benefits include central heating and double glazing throughout.



### Entrance Hall

Double glazed door to front.

### Lounge/Dining Room

11' 11" max x 18' 4" max ( 3.63m max x 5.59m max )

Double glazed window to front and rear, carpet, radiator.

### Kitchen

11' 6" x 8' 8" ( 3.51m x 2.64m )

Double glazed window to rear, door to rear, electric oven, gas hob, extractor, space for washing machine/fridge freezer.

### Bedroom One

11' 5" + wardrobe x 10' ( 3.48m + wardrobe x 3.05m )

Double glazed window to front, carpet, fitted wardrobe.

### Bedroom Two

8' 7" max x 12' 5" max ( 2.62m max x 3.78m max )

Double glazed window to rear, laminate flooring, cupboard, radiator.

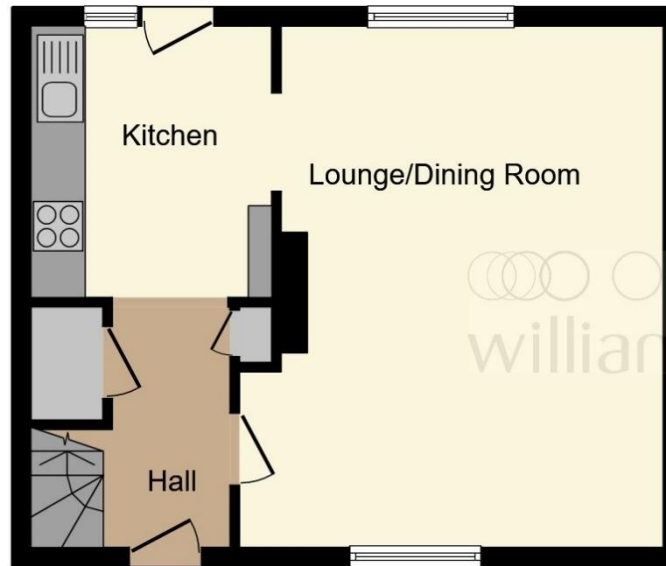
### Bedroom Three

10' 9" x 5' 11" ( 3.28m x 1.80m )

Double glazed window to front, radiator, storage cupboard.

### Bathroom

Double glazed window to rear x 2, bath with shower over, wash hand basin with vanity, W/C.



**Ground Floor**



**First Floor**

Total floor area 80.4 m<sup>2</sup> (865 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)



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## **Picketts, WELWYN GARDEN CITY**

- Mid Terrace House
- Three Bedrooms
- On Street Parking
- Desirable West Side Location
- Freehold

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



**£425,000**



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Please note the marker reflects the  
postcode not the actual property

  
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