



Batford Close, Welwyn Garden City AL7 2LQ

welcome to

Batford Close, Welwyn Garden City

A fantastic opportunity to acquire this three-bedroom semi-detached family home, situated in the highly sought-after area of Panshanger. The property offers spacious and well-balanced accommodation throughout, comprising a fully fitted kitchen, a separate lounge with sliding doors opening onto the rear garden, and the added convenience of a ground floor cloakroom. To the first floor are three well-proportioned bedrooms and a generous family bathroom. Externally, the property benefits from a good-sized rear garden, ideal for families and outdoor entertaining, together with communal parking. Conveniently located, the home enjoys excellent transport links via the A414 and A1(M), while nearby mainline rail services provide easy access into London. A wide range of local amenities can be found at the nearby Moors Walk shopping parade, including a doctor's surgery, Tesco Express, pharmacy, post office, and various takeaway outlets. Morrisons supermarket and petrol station are also within easy reach, along with a selection of highly regarded primary and secondary schools. This property would make an ideal purchase for first-time buyers, families, or investors alike.



Entrance Hall

Carpet, radiator, stairs.

Cloakroom

Double glazed window, half tiled, W/C, wash hand basin.

Lounge

Double glazed window, door to garden, carpet, single radiator.

Kitchen

Double glazed window, sliding doors, tiled flooring, wall and base units, single radiator, integrated appliances, sink and drainer.

Bedroom One

Double glazed window, carpet, single radiator.

Bedroom Two

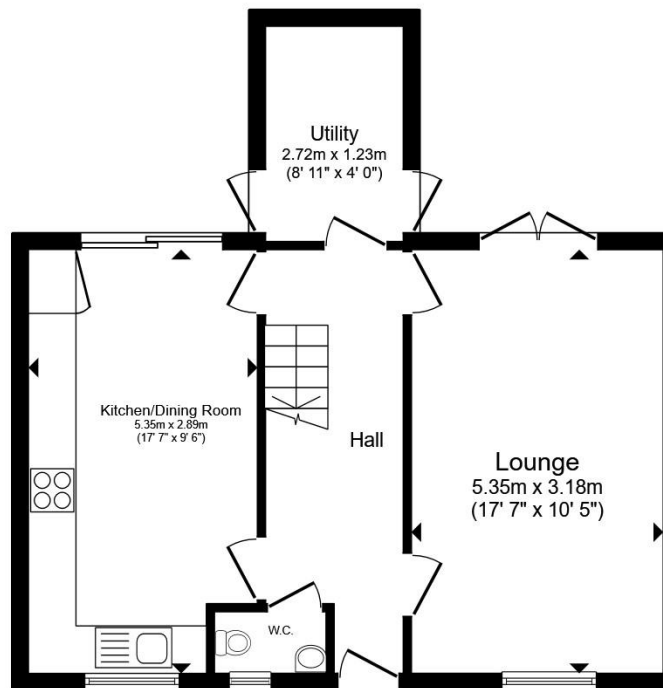
Double glazed window, carpet, single radiator, built in wardrobe.

Bedroom Three

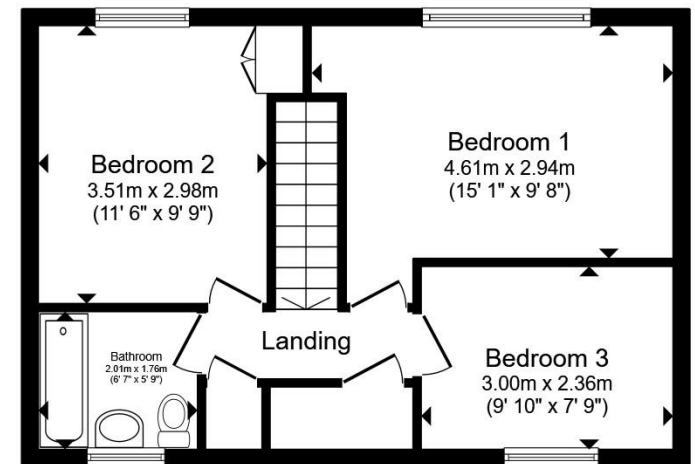
Double glazed window, carpet, double radiator.

Bathroom

Double glazed window, fully tiled, W/C, wash hand basin, bath with shower over, heated towel rail.



Ground Floor



First Floor

Total floor area 90.6 m² (975 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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Batford Close, Welwyn Garden City

- Semi Detached House
- Three Bedrooms
- Downstairs Cloakroom
- Communal Parking
- Close to Local Amenities

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



offers in the region of

£450,000



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Property Ref:
WGN109869 - 0002

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Please note the marker reflects the
postcode not the actual property