



**Kingsley Court, Welwyn Garden City AL7 4HZ**

welcome to

## Kingsley Court, Welwyn Garden City

**\*\* GUIDE PRICE £350,000 - £375,000 \*\*** Situated in this sought after modern development is this two bedroom terraced family home offering spacious accommodation throughout. The property benefits from front and rear gardens, allocated parking and garage. Downstairs there is a large lounge, conservatory and fully fitted kitchen. Upstairs the property has two bedrooms and shower room. The property is conveniently situated within easy access of local amenities and schools and within close proximity of the town centre. Welwyn Garden City offers countryside living offering a 25 minute commute into Kings Cross as well as an abundance of well-established shops, restaurants and supermarkets.



### Entrance Hall

Door to front, laminate flooring.

### Lounge

13' x 12' ( 3.96m x 3.66m )

Double glazed window to rear, laminate flooring, built in storage, radiator x 2, TV point.

### Kitchen

10' x 5' 11" ( 3.05m x 1.80m )

Double glazed window to front, laminate flooring, 1.5 bowl sink, laminate work surfaces, part tiled walls, space for dishwasher/washing machine/fridge freezer, boiler, electric hob, extractor.

### Conservatory

11' x 7' ( 3.35m x 2.13m )

UPVC frame, tiled flooring, Perspex roof.

### Bedroom 1

12' x 10' ( 3.66m x 3.05m )

Double glazed window to front x 2, radiator, carpet.

### Bedroom 2

11' x 6' ( 3.35m x 1.83m )

Double glazed window to rear, carpet, radiator.

### Shower Room

Double glazed window to rear, part tiled walls, walk in shower, vinyl flooring, W/C, wash hand basin.

### Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



**Ground Floor**

**First Floor**

Total floor area 63.7 sq.m. (686 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Kingsley Court, Welwyn Garden City

- Two Bedrooms
- Allocated Parking & Garage
- Conservatory
- Peaceful Cul-De-Sac Location
- Ideal For First Time Buyers

Tenure: Freehold EPC Rating: C

offers in excess of

**£350,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN109088 - 0003

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