



Eddington Crescent, WELWYN GARDEN CITY AL7 4SQ

welcome to

Eddington Crescent, WELWYN GARDEN CITY

Situated in the highly sought-after Eddington Crescent development, this beautifully presented four-bedroom townhouse offers spacious and versatile living across three floors. Ideally located just 1.5 miles from Welwyn Garden City Station and 2 miles from Hatfield Station, it provides excellent transport links for commuters. The ground floor features a welcoming entrance hall, a convenient downstairs cloakroom, and a bright lounge with French doors opening onto a private rear garden. The modern open-plan kitchen and dining area create the perfect space for family living and entertaining. On the first floor, you will find two generous bedrooms and shower room. The second floor offers two further bedrooms with an en-suite to bedroom one. Externally, the property benefits from a private rear garden, allocated parking, and a garage en bloc. Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency. This exceptional home combines modern design with practical living, making it ideal for families or professionals.



Cloakroom

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

Lounge

15' 6" x 11' 6" (4.72m x 3.51m)
French door to garden, double glazed window to rear, wooden flooring, radiator.

Kitchen/Diner

16' 5" x 8' 9" (5.00m x 2.67m)
Double glazed window to front, wooden flooring, breakfast bar, gas hob/electric oven, sink/drainers, radiator.

Landing

Carpet, radiator.

Bedroom One (Second Floor)

15' 5" x 10' 3" (4.70m x 3.12m)
Double glazed window to rear x 2, wooden flooring, radiator.

En-Suite

Tiled flooring, W/C, shower cubicle, wash hand basin, heated towel rail.

Bedroom Two (second Floor)

15' x 8' 2" (4.57m x 2.49m)
Double glazed window to front x 2, wooden flooring, radiator.

Bedroom Three (First Floor)

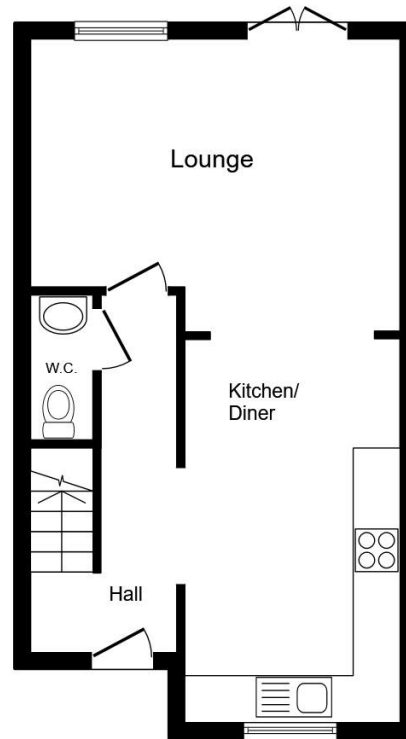
15' 6" x 10' 2" (4.72m x 3.10m)
Double glazed window to rear x 2.

Bedroom Four (First Floor)

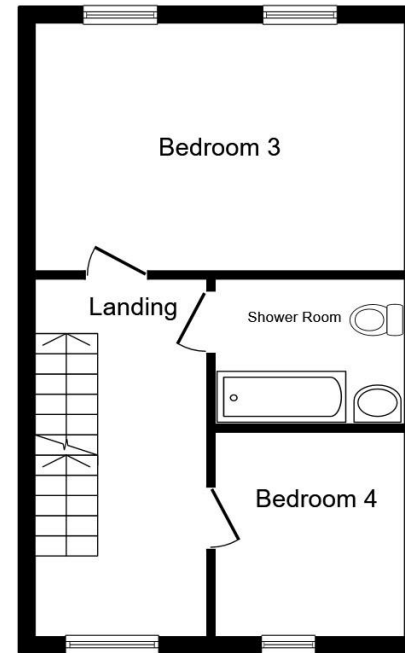
8' 10" x 8' 7" (2.69m x 2.62m)
Double glazed window to front, wooden flooring, radiator.

Shower Room

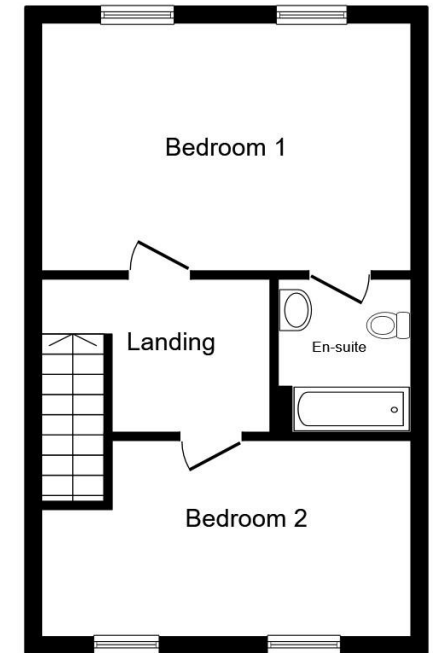
Tiled flooring, shower cubicle, W/C, wash hand basin, heated towel rail.



Ground Floor



First Floor



Second Floor

Total floor area 113.5 m² (1,221 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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Eddington Crescent, WELWYN GARDEN CITY

- End of Terrace Town House
- Four Bedrooms
- Downstairs Cloakroom
- Allocated Parking & Garage En-Bloc
- En-Suite to Bedroom One

Tenure: Freehold EPC Rating: C

Council Tax Band: E



guide price

£525,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN108455 - 0003

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