



Lady Grove, Welwyn Garden City AL7 4DU

welcome to

Lady Grove, Welwyn Garden City

This CHAIN FREE semi-detached three bedroom house is located in the popular Howlands area of Welwyn Garden City with great commutes links via the A414, A1(M), and mainline rail links in to London, plus easy access to the town centre offering an abundance of restaurants and shops including John Lewis and Waitrose. The ground floor offers lounge, fully fitted kitchen/dining area with wall and base units, space for appliances, integrated double oven/hob and conservatory overlooking the rear garden. To the first floor there is a landing with loft access, three bedrooms and family bathroom. Externally there are front and rear gardens with side access, driveway and garage.



Entrance Hall

Double glazed door to side, carpet, radiator.

Lounge

12' 4" x 12' 4" (3.76m x 3.76m)

Double glazed window to front, carpet, radiator, fireplace.

Kitchen

16' 4" x 10' 1" (4.98m x 3.07m)

Double glazed window to rear and side, carpet, space for washing machine/fridge freezer, sink/drain, integrated gas hob/double oven, extractor.

Conservatory

12' 3" x 8' 11" (3.73m x 2.72m)

Double glazed window to rear, tiled flooring.

Landing

Carpet, radiator, loft access, airing cupboard.

Bedroom One

10' 11" x 10' (3.33m x 3.05m)

Double glazed window to rear x 2, carpet, fitted wardrobes.

Bedroom Two

9' 8" x 6' 8" (2.95m x 2.03m)

Double glazed window to front, carpet, radiator.

Bedroom Three

9' 5" x 6' 9" (2.87m x 2.06m)

Double glazed window to front, carpet, radiator, storage over stairs.

Bathroom

Double glazed window to side, lino flooring, W/C, wash hand basin, bath with shower over, radiator.



Ground Floor



First Floor

Total floor area 80.0 m² (861 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



check out more properties at williamhbrown.co.uk



welcome to

Lady Grove, Welwyn Garden City

- CHAIN FREE
- Semi-Detached House
- Three Bedrooms
- Driveway and Garage
- Conservatory

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



offers in excess of

£375,000



check out more properties at williamhbrown.co.uk



Property Ref:
WGN109236 - 0005

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property