



**Lady Grove, Welwyn Garden City AL7 4DU**

  
**william  
h brown**

**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/drainer, 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.



Total floor area 80.0 m<sup>2</sup> (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](http://www.focalagent.com)



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## 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**



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Property Ref:  
WGN109236 - 0005

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Please note the marker reflects the postcode not the actual property

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