



**Connells**

Grove Meadow  
Welwyn Garden City



# Grove Meadow Welwyn Garden City AL7 2BE

for sale guide price  
**£400,000**



## Property Description

Situated within the sought after Grove Meadow location, this three bedroom terraced property offers comfortable and well balanced family living in a popular residential setting. The home is presented in good condition throughout and provides a welcoming atmosphere from the moment you step inside.

The ground floor features a cosy living room, ideal for relaxing, alongside a spacious kitchen diner positioned across the rear of the property, enjoying views over the garden and creating a fantastic space for everyday family life and entertaining. A large porch to the front offers useful additional storage and practicality.

Upstairs, the property offers three well proportioned bedrooms, making it an ideal choice for families, first time buyers or those looking to upsize. Located close to local amenities, schools and transport links, this is a lovely home in a consistently popular area.



## Living Room

11' 7" x 11' 4" ( 3.53m x 3.45m )

## Dining Room

11' 4" x 7' 9" ( 3.45m x 2.36m )

## Kitchen

11' 4" x 9' 2" ( 3.45m x 2.79m )

## Bedroom 1

11' 7" x 11' 6" ( 3.53m x 3.51m )

## Bedroom 2

11' 9" x 8' ( 3.58m x 2.44m )

## Bedroom 3

8' 8" x 6' 1" ( 2.64m x 1.85m )

## Bathroom

8' 10" x 5' 9" ( 2.69m x 1.75m )



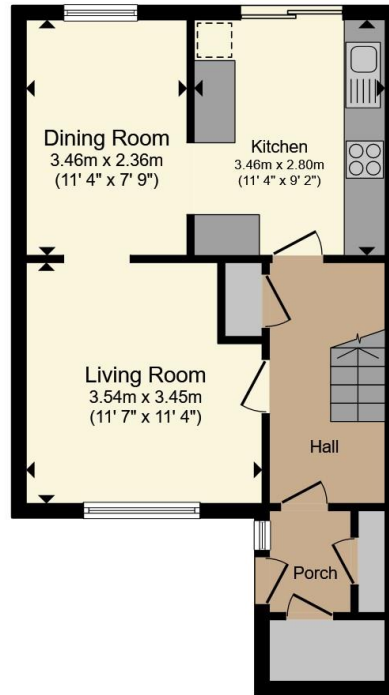




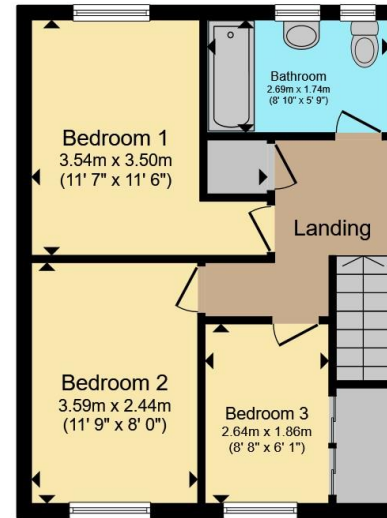








**Ground Floor**



**First Floor**

Total floor area 79.1 m<sup>2</sup> (852 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01707 322 903**  
**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WWY307555](http://connells.co.uk/Property/WWY307555)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WWY307555 - 0003