



**Poundwell, Welwyn Garden City AL7 3NP**

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## **Poundwell, Welwyn Garden City**

This well-presented three-bedroom mid-terraced home is ideally situated for commuters, offering excellent transport links via Welwyn Garden City mainline station with direct services into London, as well as convenient access to the A414 and A1(M). The ground floor accommodation comprises a bright and spacious lounge, a separate dining room with French doors opening onto the rear garden, a fitted kitchen with useful pantry space, and a conservatory providing additional living space and garden views. Upstairs, the property features three bedrooms, a family bathroom, and a separate W/C, offering practical living for families and professionals alike. Further benefits include double glazing and gas central heating throughout.

Externally, the property enjoys both front and rear gardens, along with a generous driveway providing off-street parking for up to four vehicles.



### Lounge

Laminate wood flooring, fireplace, radiator.

### Dining Room

Double glazed window, French doors to garden, laminate wood flooring, radiator.

### Kitchen

Double glazed window to front, laminate wood flooring, sink/drain, wall and base units, gas hob,

### Conservatory

Tiled flooring, radiator.

### Bedroom One

Double glazed window to rear, wooden flooring, radiator.

### Bedroom Two

Double glazed window to front, carpet, radiator.

### Bedroom Three

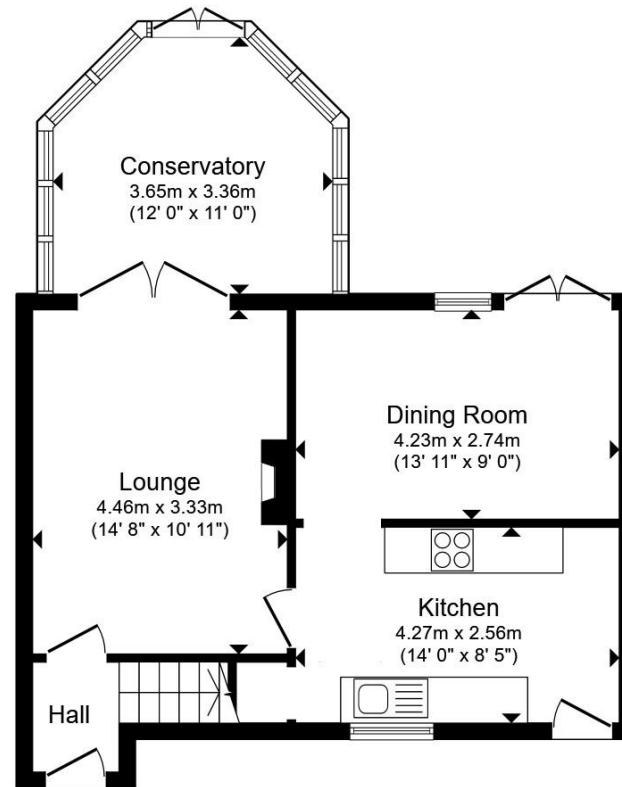
Double glazed window to front, laminate wood flooring.

### Bathroom

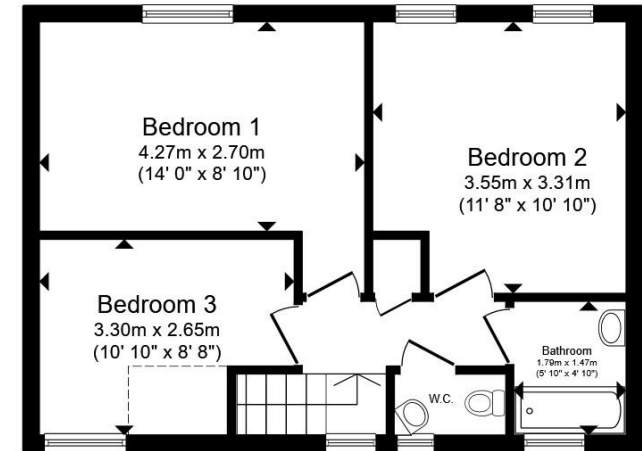
Double glazed window to rear, tiled flooring, wash hand basin, heated towel rail.

### Separate W/C

Double glazed window, tiled flooring, W/C, wash hand basin.



Ground Floor



First Floor

Total floor area 95.1 m<sup>2</sup> (1,023 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)



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## Poundwell, Welwyn Garden City

- Mid Terrace House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Driveway for Four Cars

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



offers in excess of

**£450,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN109730 - 0003

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