

**FOR SALE**



**Three Bedroom Extended Terraced House, Howlands, Welwyn Garden City**  
**GUIDE PRICE £460,000**

**MARTIN&CO**



## Howlands, Welwyn Garden City

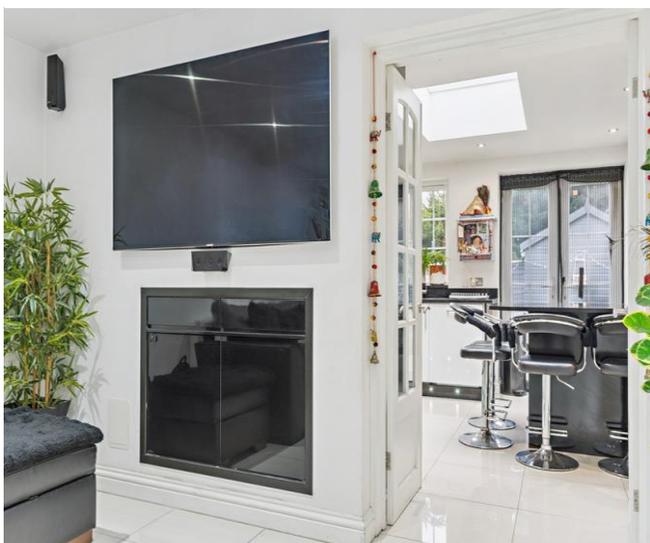
### Three Bedrooms, One Bathroom

GUIDE PRICE **£460,000**

- Three Bedroom Extended Family Home
- Parking for two cars
- Underfloor Heating throughout ground floor
- Built-in TV unit and surround sound  
SONY music system
- Downstairs WC/Cloakroom
- Integrated kitchen appliances
- New Roof 2023
- Fitted wardrobe and cupboard space to all  
Bedrooms

#### SUMMARY

Martin & Co are pleased to bring to the market this beautifully presented, extended three-bedroom family home, offering spacious living accommodation. The house is located on the south side of Welwyn Garden City, and benefits from parking for two cars to the front of the property. The property features an extended living area, smart kitchen/diner, downstairs WC/cloakroom, three bedrooms, family bathroom, and a low maintenance rear garden. The property is situated in a very convenient and popular location, close to both primary and secondary schooling, good rail and bus links, the QEII Hospital, and is within walking distance of the Town Centre and Train Station. The Train Station features fast train links to London, Kings Cross within 30 minutes, and the property is within easy access of the A1(M) and A414.



Additionally, nearby there are good leisure facilities at both the Gosling Sports Park and Stanborough Lakes, and the Town Centre features a variety of shops, restaurants and cafés along with John Lewis, Waitrose, Sainsbury's and the Campus West entertainment complex. Viewing is **HIGHLY RECOMMENDED!!**

### **ENTRANCE HALL**

Composite front door, tiled floor, radiator, cloakroom cupboard, also housing gas meter, smoke alarm, ceiling light. Door leading to living area;

### **LOUNGE/DINING AREA 22' 8" x 12' 8" (6.91m x 3.86m)**

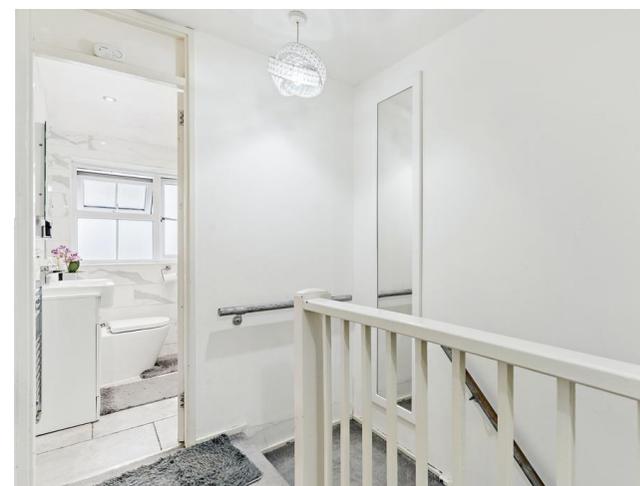
Extended lounge with tiled floor, radiator, under-stairs cupboard also housing electric meter, double-glazed window to front aspect, built-in surround sound Sony music system and TV unit, inset LED ceiling lights and two additional ceiling lights, door leading to cloakroom/WC.

### **KITCHEN/BREAKFAST ROOM 13' 1" x 11' 11" (3.99m x 3.63m)**

Doors opening into kitchen/diner featuring tiled floor, a range of white gloss wall and base units with bespoke black Quartz work surfaces and splashbacks, plinth lighting, under-cupboard lighting, sink with stainless steel mixer tap, cupboard housing Vaillant combi-boiler, pull-out larder, integrated appliances include fridge-freezer, washing machine, dishwasher, Bosch oven with additional microwave oven, drinks rack, AEG gas hob with extractor filter-hood over and hob splashback, Peninsula island, large double-glazed skylight window, double-glazed window to rear aspect and French doors leading to garden, smoke alarm, inset LED ceiling lights.

### **DOWNSTAIRS CLOAKROOM/WC**

Tiled floor, white low-level flush WC, sink housed in vanity unit with silver mixer tap, fully tiled walls, heated towel rail, storage cupboard, extractor fan, inset LED ceiling lights.



### STAIRS/LANDING

Carpet, airing cupboard for storage, smoke alarm, ceiling lights, loft boarded with light and ladder.

### MASTER BEDROOM 11' 8" x 11' 0" (3.56m x 3.35m)

Laminate floor, radiator, two large built-in wardrobes with cupboard space, double-glazed window to rear aspect, inset LED ceiling lights.

### BEDROOM TWO 9' 9" x 9' 8" (2.97m x 2.95m)

Laminate floor, radiator, double-glazed window to front aspect, built-in wardrobe, cupboard, and desk space, ceiling light.

### BEDROOM THREE 9' 5" x 6' 10" (2.87m x 2.08m)

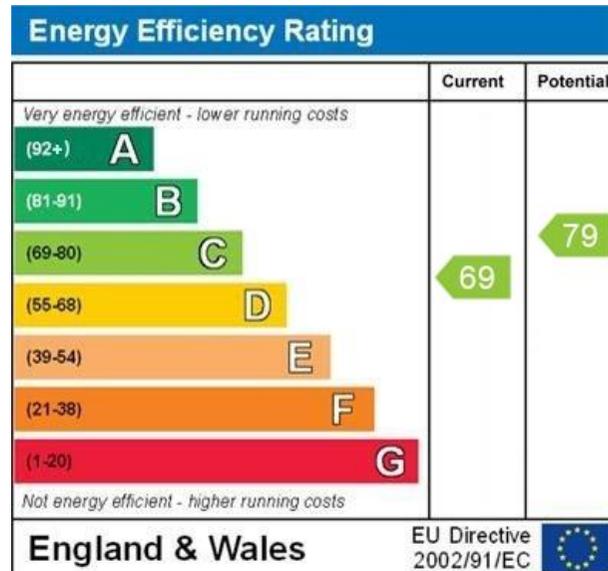
Laminate floor, radiator, double-glazed window to front aspect, built-in wardrobe and cupboard space, ceiling light.

### BATHROOM

Tiled floor, white bathroom suite comprising panel enclosed bath with silver mixer tap and separate shower attachment, low-level flush WC, sink with silver mixer tap housed in vanity unit, double-glazed obscured window to rear aspect, fully tiled walls, heated towel rail, shaver point, extractor fan, inset LED ceiling lights.

### EXTERNAL SPACE

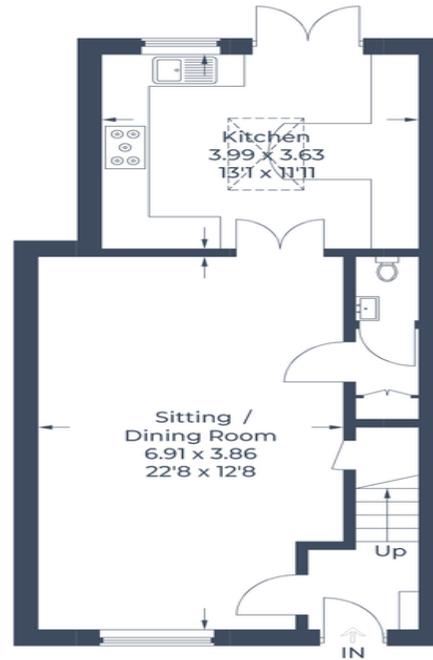
Parking for two cars to the front of the property, security light, outside power socket. To the rear, there is handy side access leading to a low maintenance garden with paving, artificial lawn and generous garden shed with power, outside tap, and sensor light.



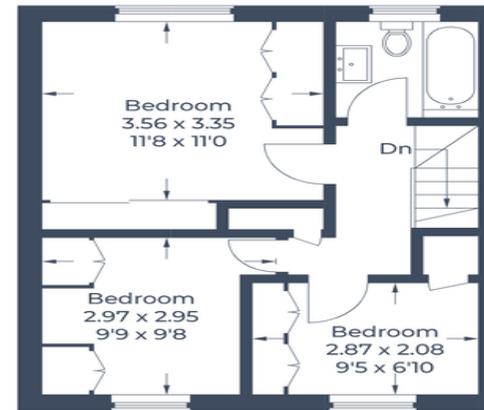
WWW.EPC4U.COM



Approximate Gross Internal Area  
Ground Floor = 49.1 sq m / 528 sq ft  
First Floor = 38.5 sq m / 414 sq ft  
Total = 87.6 sq m / 942 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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## Martin & Co Welwyn

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