



**Birds Close, WELWYN GARDEN CITY AL7 4AR**

  
**william  
h brown**

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## **Birds Close, WELWYN GARDEN CITY**

This three bedroom semi-detached family home is situated in a quiet close ideally located within easy access of Welwyn Garden City town centre, train station and local shops as well as green spaces. Internally on the ground floor the property comprises of spacious lounge, fitted kitchen and conservatory with underfloor heating. Upstairs offers two double bedrooms with storage and one single bedroom as well as fitted bathroom. Externally the property boasts on street parking plus front and rear gardens.



**Lounge**

19' 8" x 12' 5" ( 5.99m x 3.78m )

Double glazed window to rear, laminate wood flooring, radiator.

**Kitchen**

16' 4" x 9' 4" ( 4.98m x 2.84m )

Double glazed window to rear, back door to garden, underfloor heating, extractor fan, gas hob, electric oven, worktops, sink.

**Conservatory**

12' x 9' 4" ( 3.66m x 2.84m )

Underfloor heating.

**Bedroom One**

13' 11" x 9' 4" ( 4.24m x 2.84m )

Dual aspect window, carpet, radiator, storage cupboard.

**Bedroom Two**

12' x 9' 4" ( 3.66m x 2.84m )

Double glazed window to front, carpet, radiator, storage cupboard.

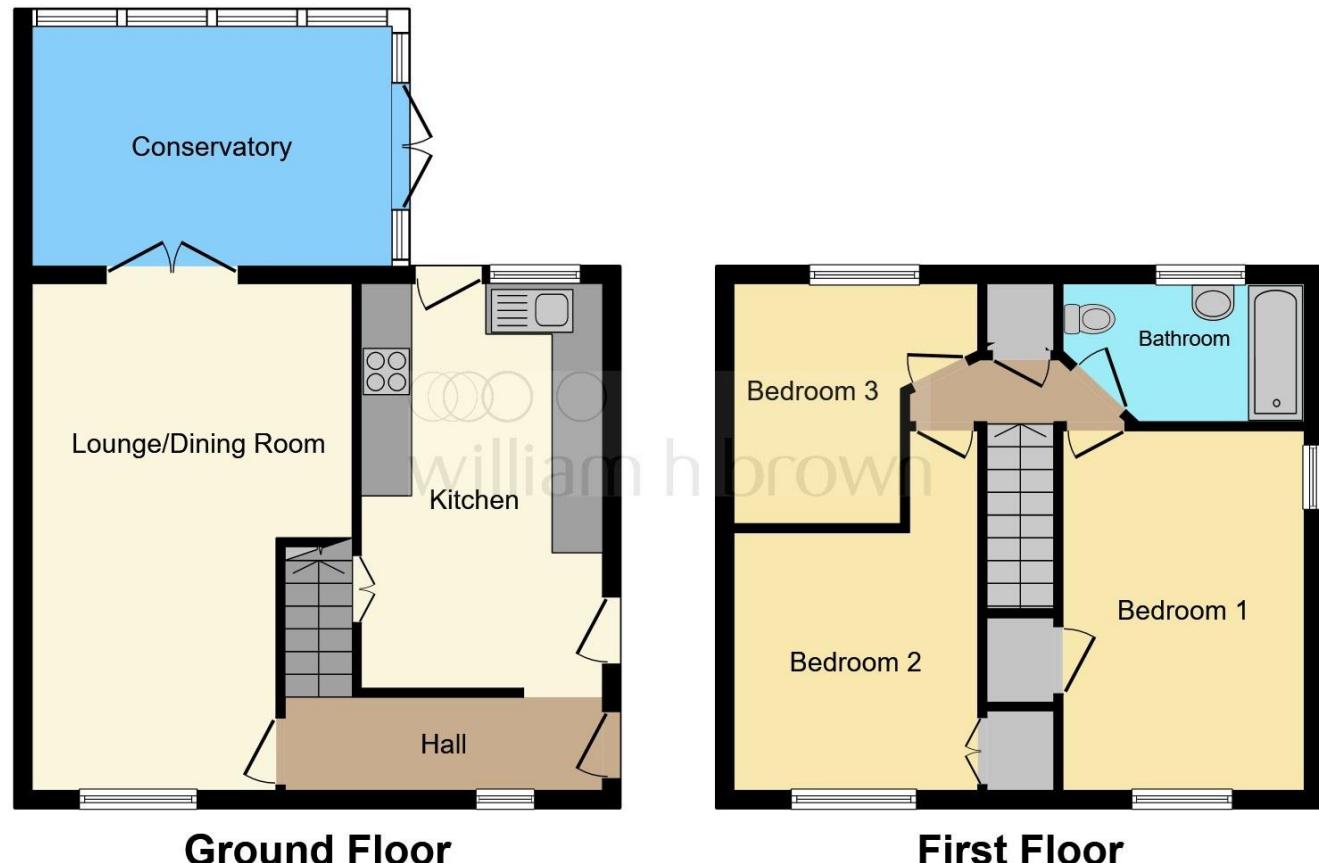
**Bedroom Three**

9' 8" x 9' 5" ( 2.95m x 2.87m )

Double glazed window to rear, carpet, radiator.

**Bathroom**

Tiled flooring, wash hand basin, bath, W/C, heated towel rail, radiator.



Total floor area 93.9 m<sup>2</sup> (1,011 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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## Birds Close, WELWYN GARDEN CITY

- Three Bedrooms
- Semi-Detached
- On Street Parking
- Conservatory
- Underfloor Heating in Kitchen & Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: D



Offers in excess of

**£400,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN108230 - 0003

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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.



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