



Birds Close, WELWYN GARDEN CITY AL7 4AR

welcome to

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.

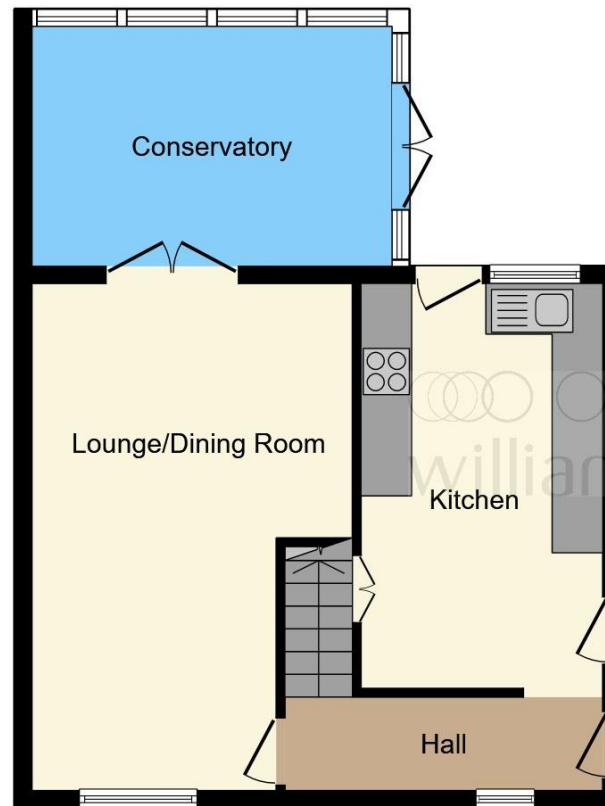
Bedroom Three

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

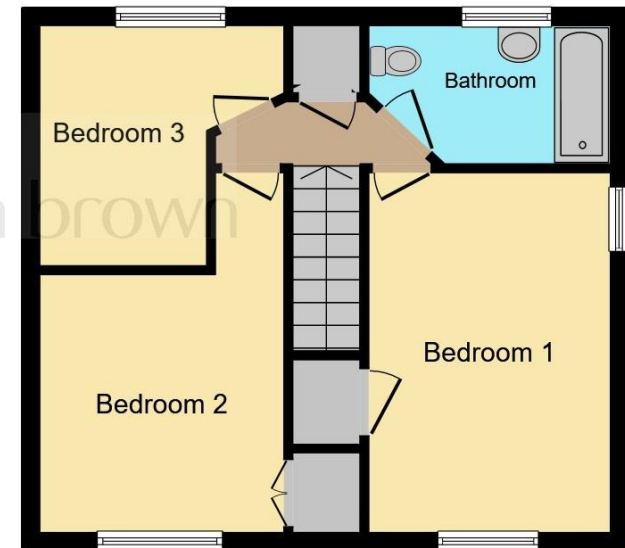
Double glazed window to rear, carpet, radiator.

Bathroom

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



Ground Floor



First Floor

Total floor area 93.9 m² (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



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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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Property Ref:
WGN108230 - 0003

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Please note the marker reflects the
postcode not the actual property