



37, Barnfield Road, Welwyn Garden City

AL7 3TQ

Offers Over £460,000



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37 Barnfield Road, Welwyn Garden City, Herts, AL7 3TQ

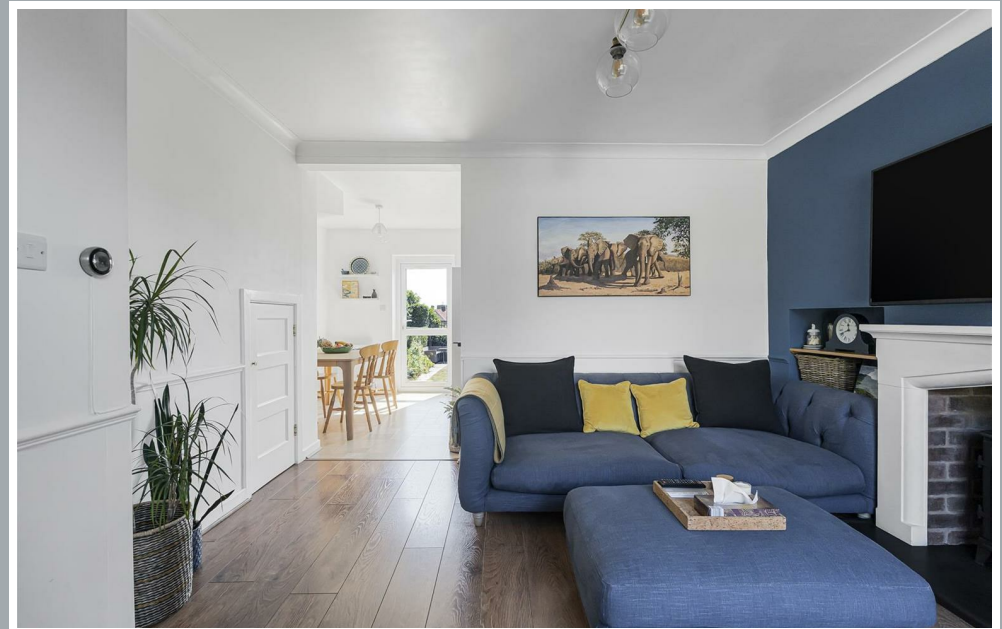
Nestled on Barnfield Road in the charming Welwyn Garden City, this delightful end-terrace house offers a perfect blend of comfort and style. Built approximately in the 1930s, the property exudes character while providing modern conveniences for contemporary living. Upon entering via separate entrance hallway, you are welcomed into a spacious living room, complete with a cosy log burner, ideal for those chilly evenings. The kitchen diner is generously sized, providing an excellent space for family meals.

This home boasts three well-proportioned bedrooms, making it perfect for families or first time buyers. The bathroom is conveniently located on the first floor. Outside, the property features a good-sized rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The front garden adds to the home's curb appeal, while the private driveway accommodates parking for two vehicles, a valuable asset in this sought-after area. With its ideal location, this end-terrace house is not just a home but a lifestyle choice, offering a peaceful retreat while being close to local amenities and transport links.

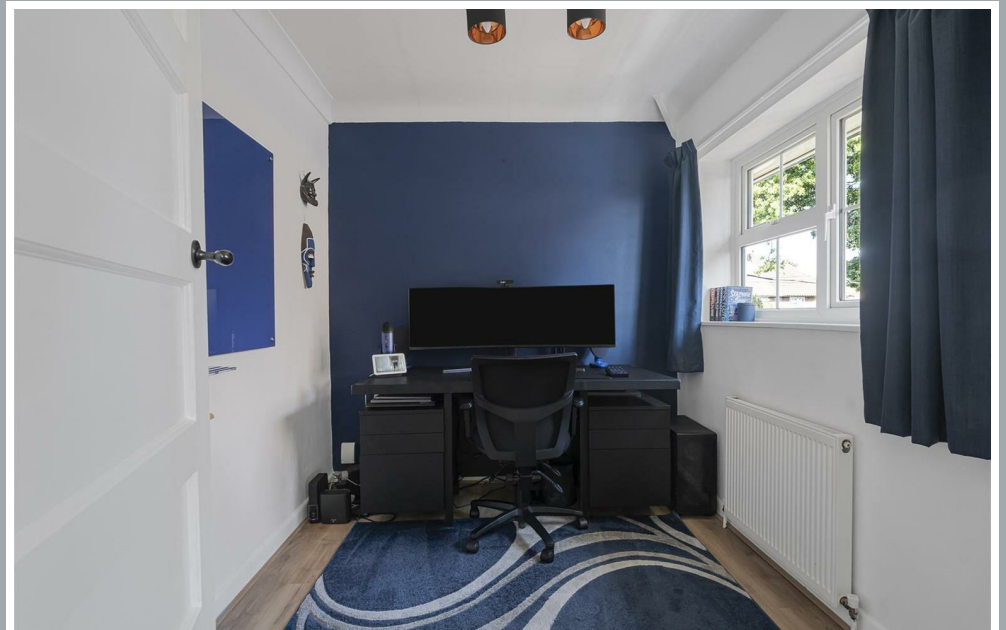
Barnfield Road is situated on the southern side of the Garden City, a short distance from the town centre and rail station. Other benefits of the location include local shops, popular schools, all major road links, mainline rail station (London Kings Cross) and high street shops - Waitrose, John Lewis and Debenhams department stores, along with the Howard Shopping Centre, all of which are only a short distance away. Please note these draft particulars are awaiting our client's approval and may be subject to amendment.



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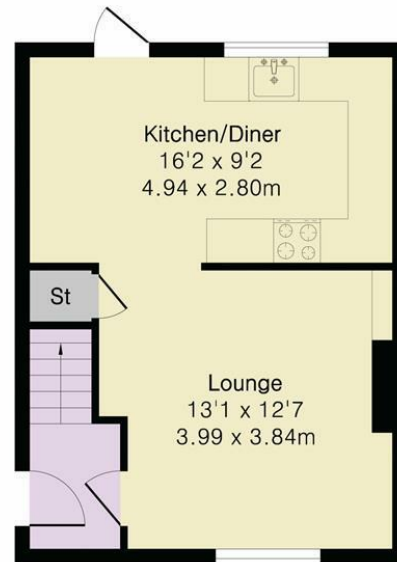


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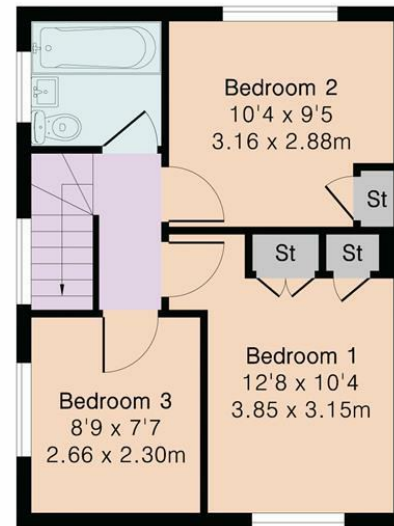
Approximate Gross Internal Area 710 sq ft - 66 sq m

Ground Floor Area 355 sq ft – 33 sq m

First Floor Area 355 sq ft – 33 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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