



Barbara Court, Welwyn AL6 9GB

welcome to

Barbara Court, Welwyn

Tucked away in the heart of the desirable Wilshere Park development and backing onto the historic Frythe Building, this well-presented home offers spacious, thoughtfully arranged accommodation. The entrance hall includes a downstairs cloakroom, stairs to the first floor and access to the kitchen and lounge. The lounge is bright and airy, with dual-aspect windows and double doors opening onto the rear garden for an easy indoor-outdoor flow. The contemporary kitchen features quality fittings and provides a practical, stylish space for cooking and dining. Upstairs are two well-proportioned bedrooms with a modern feel, along with a tastefully finished family bathroom. The rear garden is mainly laid to lawn with flower bed borders and a patio area, ideal for relaxing or entertaining. Off-street parking and additional visitor spaces add to the convenience of this attractive home.



Entrance Hall

Luxury vinyl tiles flooring, radiator, stairs to first floor.

Cloakroom

Vinyl flooring, W/C, wash hand basin, radiator.

Lounge/Dining Room

13' 2" x 13' 5" (4.01m x 4.09m)

Luxury vinyl tiles flooring, radiator x 2, double glazed window to rear, doors to rear.

Kitchen

7' 7" x 11' 8" (2.31m x 3.56m)

Double glazed window to front, luxury vinyl tiles flooring, wall and base units, wood effect work surface, integrated fridge freezer/hob/oven, stainless steel sink and drainer, space for appliances, radiator.

Landing

Carpet, loft access.

Bedroom One

12' 6" x 13' 5" (3.81m x 4.09m)

Double glazed window to front, luxury vinyl tiles flooring, radiator, fitted double wardrobes plus further storage into wardrobe.

Bedroom Two

13' 5" x 8' 1" (4.09m x 2.46m)

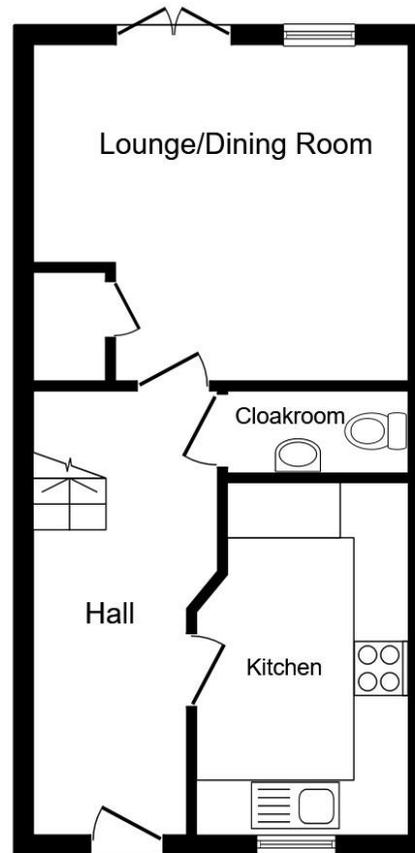
Double glazed window to rear, luxury vinyl tiles flooring, single radiator.

Bathroom

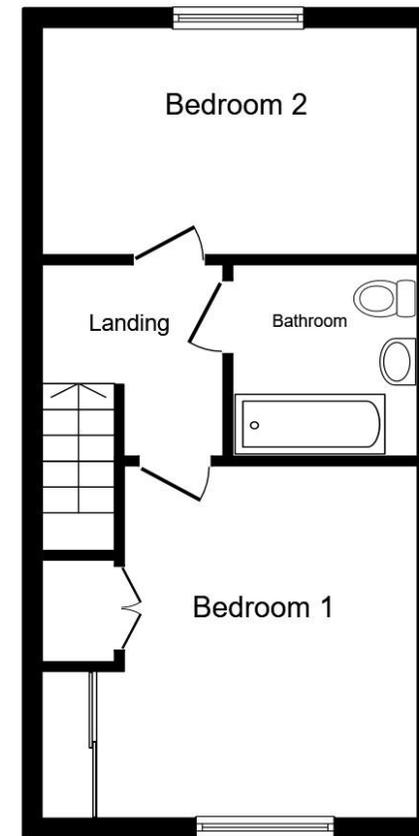
Luxury vinyl tiles flooring, W/C, wash hand basin, bath with shower over, part tiled, heated towel rail.

Agents Note:

Management/Service Charge: £41.95 per month.



Ground Floor



First Floor

Total floor area 71.0 m² (764 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



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Barbara Court, Welwyn

- Two Bedroom House
- Mid-Terrace
- One Allocated Parking Space
- Sought-After Wilshere Park Location
- Close To Welwyn Village

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



£425,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN109585 - 0002

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