



Connells

Hall Barns
Welwyn Garden City



Property Description

This well presented ground floor property is set on a quiet, tucked away road, creating a calm and private setting while remaining practical and well laid out. The home offers two generous bedrooms, both providing flexible spaces suitable for rest, work or guests.

The lounge diner feels light and welcoming, with double doors opening directly onto a small private patio, allowing for an easy connection between indoor and outdoor living. The separate kitchen sits neatly away from the main living space, offering a functional and well organised layout ideal for everyday use.

Overall, this home combines a peaceful position with comfortable accommodation, making it an appealing option for a range of buyers. Shared ownership is available, providing an accessible route to home ownership.



Lounge

23' 4" x 11' 5" (7.11m x 3.48m)

Kitchen

12' 7" x 6' 8" (3.84m x 2.03m)

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)

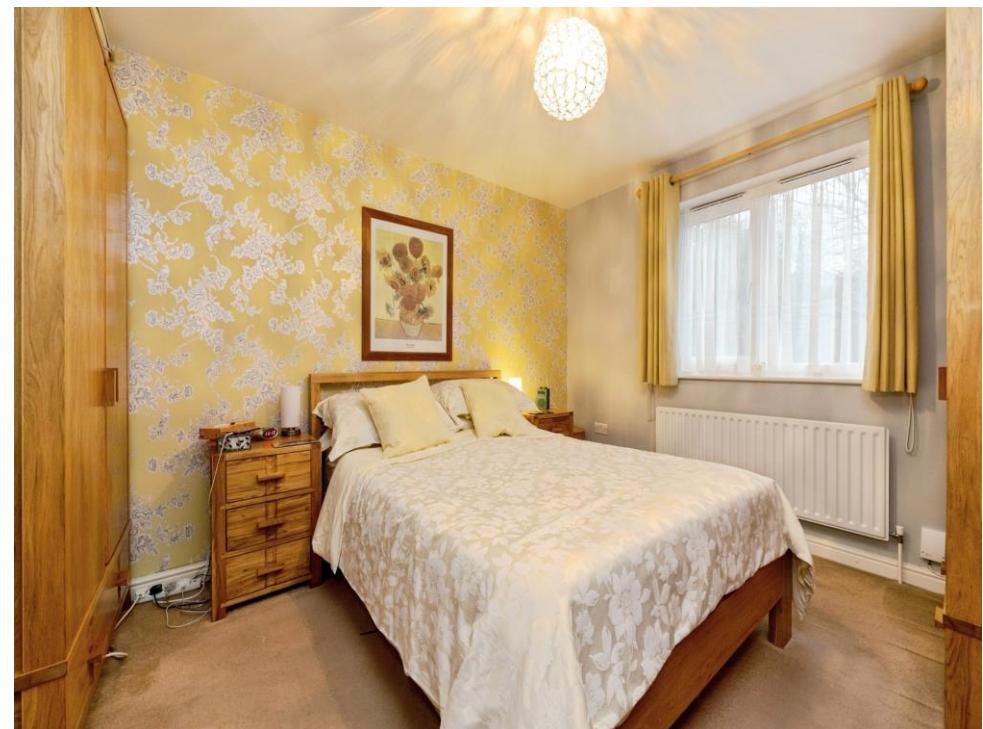
Bedroom 1

12' 9" x 10' 6" (3.89m x 3.20m)

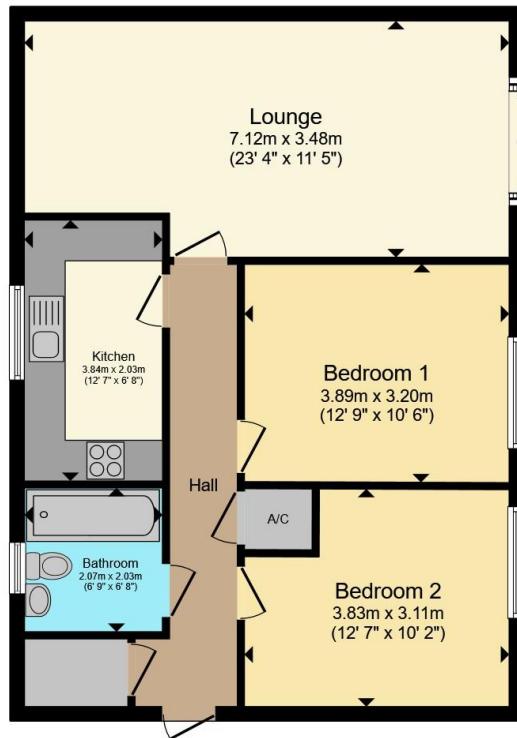
Bedroom 2

12' 7" x 10' 2" (3.84m x 3.10m)









Total floor area 71.8 m² (773 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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To view this property please contact Connells on

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38 Wigmores North
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EPC Rating: C Council Tax
 Band: C

Service Charge: 201.07 Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307572

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WWY307572 - 0006