



**Upperfield Road, Welwyn Garden City AL7 3LW**



**welcome to**

## **Upperfield Road, Welwyn Garden City**

This beautifully presented, modern three-bedroom semi-detached family home occupies a highly convenient location, close to local shops, reputable schools, regular bus routes and within a short walk of the town centre. The ground floor offers a bright and spacious living room with French doors opening onto the rear garden, a fully fitted contemporary kitchen, and a stylish downstairs bathroom. Upstairs, the property features three well-proportioned bedrooms, making it ideal for growing families or those requiring flexible living space. Externally, the home benefits from a high-specification landscaped rear garden, perfect for entertaining and outdoor enjoyment. Additional advantages include off-road parking and a garage. This impressive home perfectly combines comfort, practicality and modern living in a highly sought-after location.



### Lounge

Double glazed window to front and rear, French door to garden, laminate wood flooring.

### Kitchen

Double glazed window to side, tiled flooring, sink/drain, wall and base units, induction hob, electric oven, radiator, space for appliances.

### Bathroom

Double glazed window to side, W/C, wash hand basin, bath, heated towel rail.

### Landing

Carpet, airing cupboard.

### Bedroom One

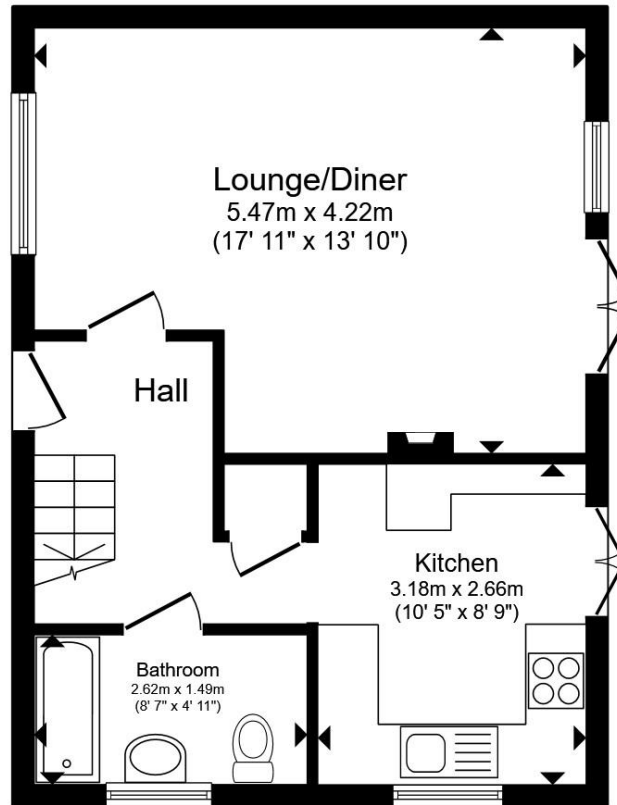
Double glaze window to rear, laminate wood flooring, radiator.

### Bedroom Two

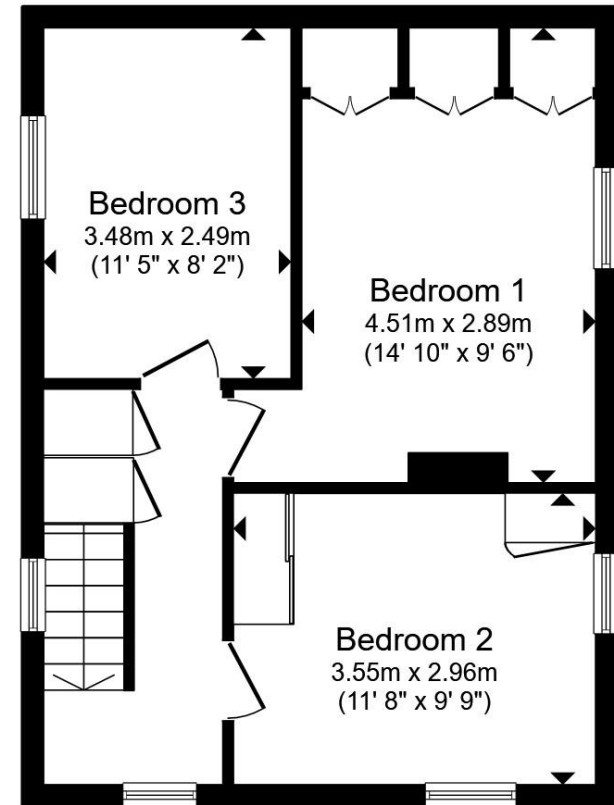
Dual aspect double glazed window, laminate wood flooring, radiator.

### Bedroom Three

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



**Ground Floor**



**First Floor**

Total floor area 82.0 m<sup>2</sup> (883 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](http://www.propertybox.io)



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## Upperfield Road, Welwyn Garden City

- Three Bedrooms
- Semi-Detached House
- Modern Throughout
- Driveway and Garage
- Close to Local Shops & Schools

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



offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WGN108778 - 0002

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