



**Maple Grove, Welwyn Garden City AL7 1NW**

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## **Maple Grove, Welwyn Garden City**

Situated in the sought-after and peaceful Haldens area of Welwyn Garden City, this CHAIN FREE three-bedroom mid-terraced home offers generous living space and excellent potential throughout. Perfect for families and commuters alike, the property is ideally placed for local shops, popular schools and convenient transport links. The ground floor welcomes you with a bright and spacious lounge, a dining area ideal for family meals or entertaining, and a fully fitted kitchen with a utility room offering valuable extra storage and workspace. Upstairs, the property features three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for growing families. Externally, the home benefits from on-street parking and a private rear garden - an ideal space for relaxing, entertaining or creating your perfect outdoor haven. Offering superb potential and a highly desirable location, this chain-free property is an excellent opportunity for first-time buyers, families or anyone looking to put their own stamp on a spacious home.



### Lounge

13' 3" x 10' 3" ( 4.04m x 3.12m )

Double glazed window to front, wooden flooring, fire place.

### Dining Room

9' 9" x 8' 10" ( 2.97m x 2.69m )

Double glazed window to rear, wooden flooring.

### Kitchen

12' x 8' 9" ( 3.66m x 2.67m )

Double glazed window to rear, door to back garden, tiled flooring, sink/drain, radiator, wall and base units, space for appliances.

### Utility Room

6' 8" x 4' 7" ( 2.03m x 1.40m )

Double glazed window to front, tiled flooring, radiator, wall and base units, sink/drain, pipes in place to add a W/C.

### Landing

Carpet, airing cupboard.

### Bedroom One

12' 4" x 10' 8" ( 3.76m x 3.25m )

Double glazed window to front, carpet, radiator.

### Bedroom Two

12' 2" x 10' 7" ( 3.71m x 3.23m )

Double glazed window to front, carpet, radiator.

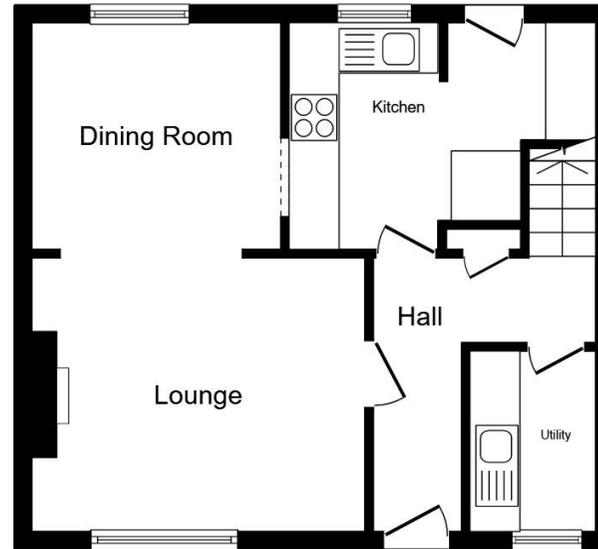
### Bedroom Three

8' 10" x 7' 10" ( 2.69m x 2.39m )

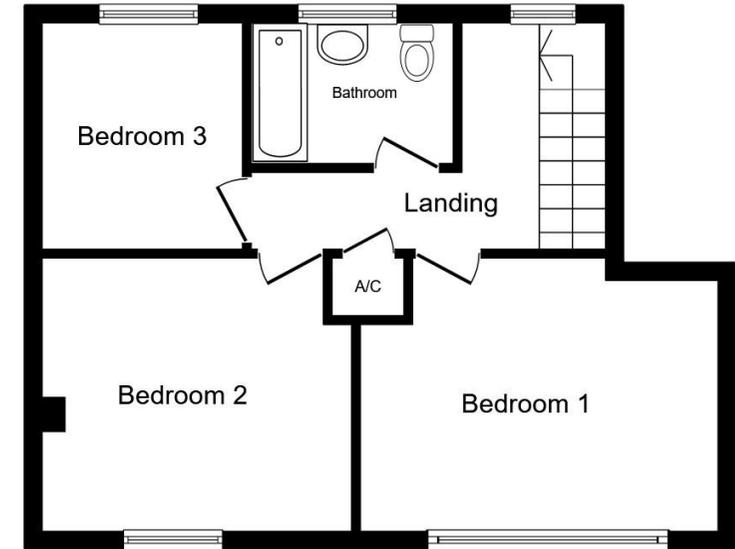
Double glazed window to rear, carpet, radiator.

### Bathroom

Double glazed window to rear, tiled flooring, W/C, bath, wash hand basin, radiator.



**Ground Floor**



**First Floor**

Total floor area 86.1 m<sup>2</sup> (927 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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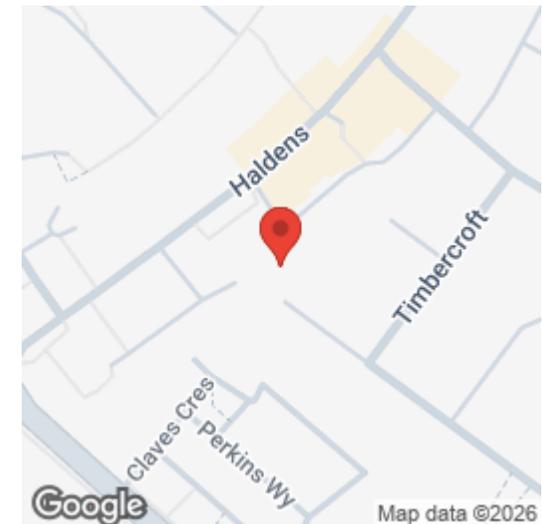
- CHAIN FREE
- Three Bedrooms
- Mid-Terrace
- On Street Parking
- Utility Room

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



offers in excess of

**£350,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WGN108780 - 0003

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