



P U T T E R I L L S

est. 1992

The Spinney, Welwyn Garden City, AL7 3AG
Guide Price £375,000

PROPERTY SUMMARY

A charming two-bedroom terraced home in the highly desirable area of Welwyn Garden City, ideal for first-time buyers, small families, or downsizers. The property features a bright and welcoming reception room, a modern kitchen with dining space, and two well-proportioned bedrooms with ample natural light. A family bathroom with separate W/C adds practicality.

2



Outside, enjoy a private driveway and a rear garden with bi-fold doors, perfect for indoor-outdoor living and entertaining. Conveniently located near the town centre and within walking distance of the train station, the home offers excellent access to local amenities and transport links to London.

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1



A stylish and well-located home offering comfort, convenience, and great lifestyle appeal.















The Spinney, AL7

Approximate Area = 75.25 sq m / 810 sq ft

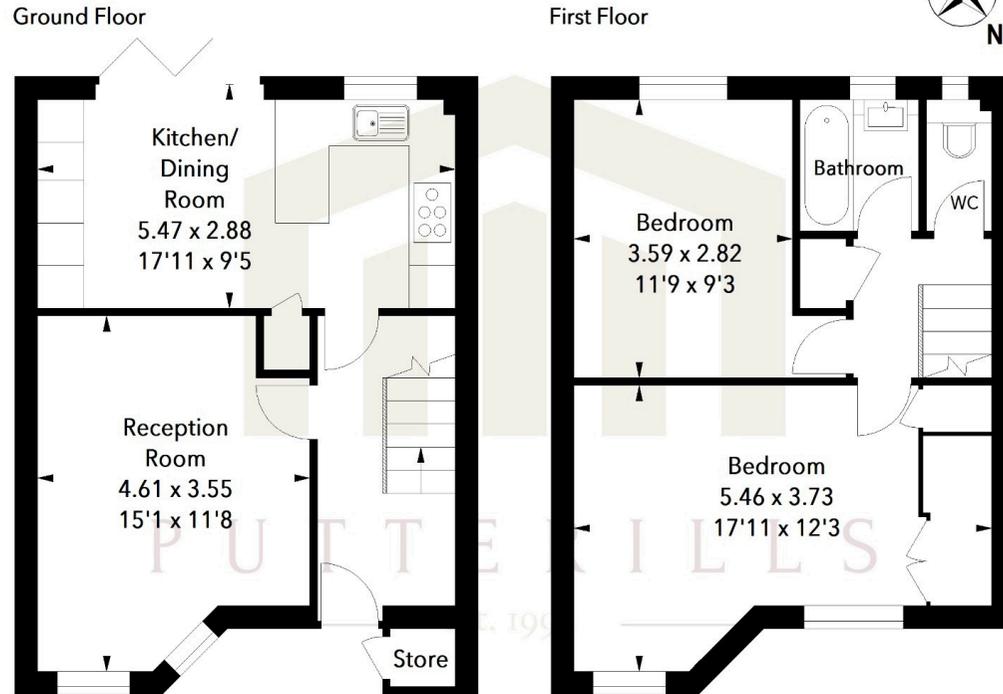


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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