

Timbercroft, Welwyn Garden City AL7 1NP

william h brown

welcome to

Timbercroft, Welwyn Garden City

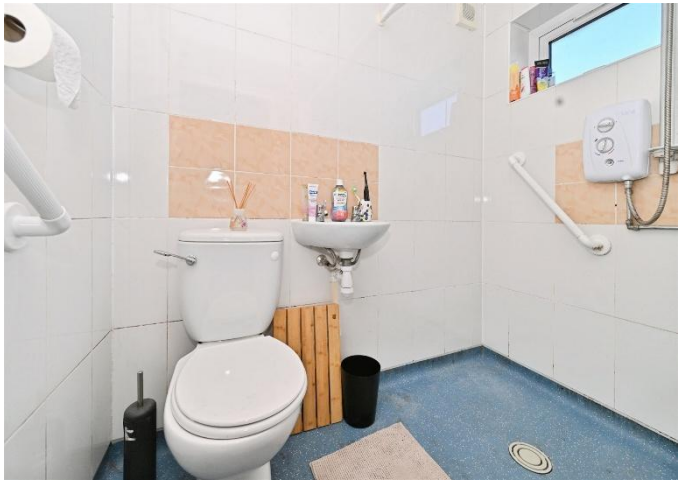
*** GUIDE PRICE £350,000 - £375,000 *** This chain-free three-bedroom mid-terrace family home is ideally located within easy reach of a range of local amenities, including shops, well-regarded schools and regular bus routes. The property is also just a short walk from Shire Park, Welwyn Garden City town centre and the mainline railway station, providing convenient links into London. The accommodation comprises an entrance hall, a spacious lounge, separate dining room, fitted kitchen with access to the rear garden, and a ground floor shower room. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC. Externally, the property benefits from both front and rear gardens, offering excellent outdoor space for families, while on-street parking is available nearby. Offered to the market chain free, this property presents an excellent opportunity for first-time buyers, families or investors alike.













Shower Room
Double glazed window, lino flooring, W/C, wash hand basin.

Lounge
Double glazed window to front, carpet, radiator.

Dining Room
Singled glazed window to rear, carpet, radiator.

Kitchen
Double glazed window to rear, back door to garden, tiled flooring, sink/drainer, gas hob, electric oven, wall and base units.

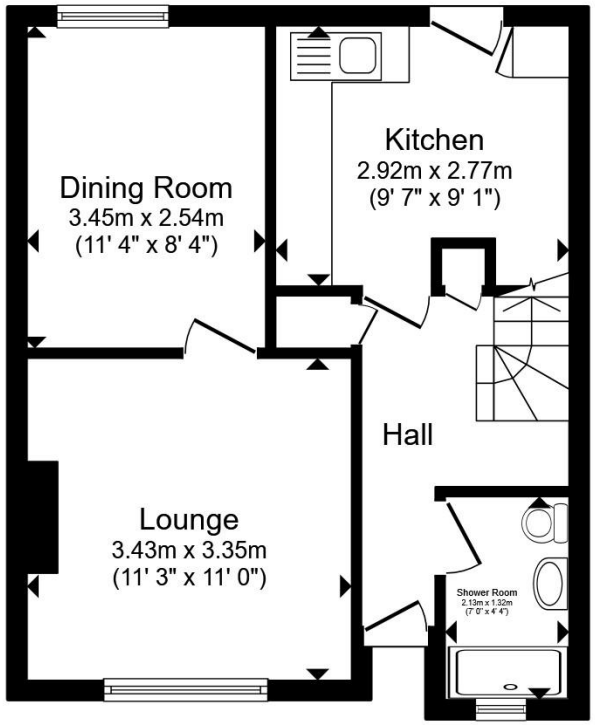
Bedroom One
Double glazed window to front, carpet, radiator.

Bedroom Two
Double glazed window to front, carpet, radiator.

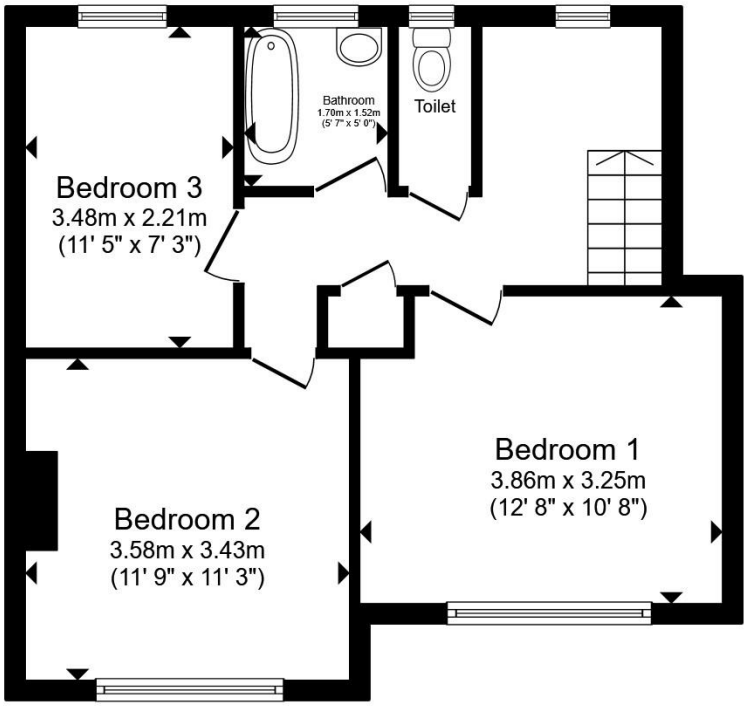
Bedroom Three
Single glazed window, carpet, radiator.

Bathroom
Single glazed window, bath, radiator.

Separate W/C
Single glazed window, W/C.



Ground Floor



First Floor

Total floor area 86.3 m² (929 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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Timbercroft, Welwyn Garden City

- CHAIN FREE
- Three Bedroom House
- Mid-Terrace
- Downstairs Shower Room
- On Street Parking

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







guide price

£350,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
WGN110071 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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