



**Golden Dell, Welwyn Garden City AL7 4EE**

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## **Golden Dell, Welwyn Garden City**

**\*\*\* GUIDE PRICE £400,000 - £425,000 \*\*\*** Situated in a sought-after location within easy reach of Welwyn Garden City town centre and train station, this extended three-bedroom end-of-terrace home offers generous living space ideal for families and professionals alike. The ground floor comprises a welcoming entrance hall, a convenient downstairs cloakroom, a bright lounge, and a separate dining room perfect for entertaining. The spacious kitchen provides ample worktop space and room for appliances. Upstairs, the property features three well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a large rear garden with side access, ideal for outdoor living, and off-street parking for two cars. This property combines comfort, space, and convenience in a prime location.



### Entrance Hall

Door to side.

### Cloakroom

Double glazed window to rear, boiler, dryer, wash hand basin, W/C.

### Lounge

15' x 12' 5" ( 4.57m x 3.78m )

Double glazed window to front, carpet, fireplace, radiator.

### Dining Room

8' 3" x 12' 6" ( 2.51m x 3.81m )

Double glazed window to rear, patio doors to garden, radiator.

### Kitchen

16' 3" x 10' 2" ( 4.95m x 3.10m )

Double glazed window to side, space for fridge freezer/oven/washing machine, sink/drain, tiled splash back.

### Landing

Double glazed window to side, carpet, radiator.

### Bedroom One

10' x 10' 7" ( 3.05m x 3.23m )

Double glazed window to rear x 2, carpet, carpet, built in wardrobe, radiator.

### Bedroom Two

6' 6" + door x 9' 3" ( 1.98m + door x 2.82m )

Double glazed window to front, carpet, radiator.

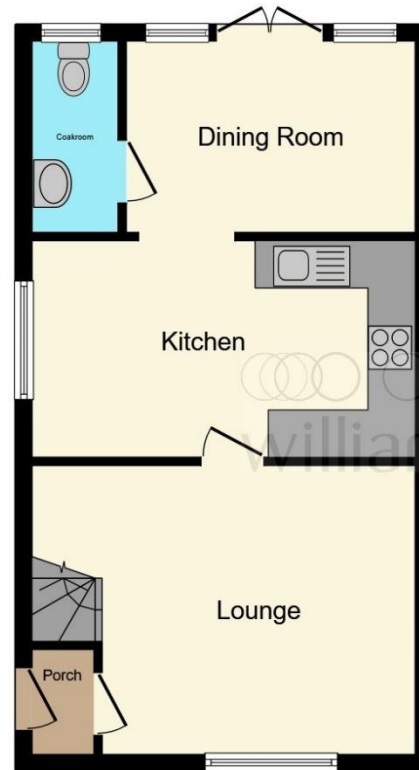
### Bedroom Three

6' 7" x 9' 4" ( 2.01m x 2.84m )

Double glazed window to front and side, carpet, radiator.

### Bathroom

Double glazed window to side, lino flooring, wash hand basin, W/C, bath with shower over.



**Ground Floor**



**First Floor**

Total floor area 75.3 m<sup>2</sup> (810 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.focalagent.com](http://www.focalagent.com)



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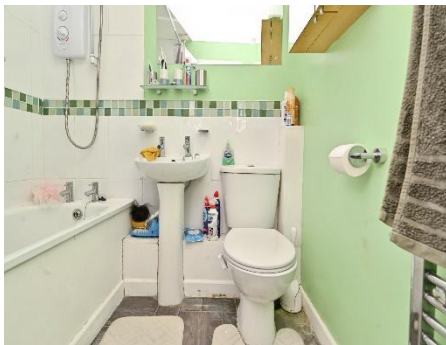
## Golden Dell, Welwyn Garden City

- Three Bedrooms
- End of Terrace
- Off Street Parking for Two Cars
- Extended
- Separate Lounge & Dining Room

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



offers in excess of  
**£390,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WGN109320 - 0005

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