



Marley Road, WELWYN GARDEN CITY AL7 4BT

welcome to

Marley Road, WELWYN GARDEN CITY

This fully renovated two bedroom end of terrace house is located on a friendly green within the desirable Beehive conservation area. Internally the ground floor comprises of living room and dining room with French doors to the rear garden, fully fitted kitchen and utility room. Upstairs offers two bedrooms, family bathroom and access to the part-boarded loft. Externally the property boasts on street parking with a small front and large rear garden. Further benefits include a short walk to popular King George playing fields, fantastic transport links and local amenities within easy reach.



Lounge

12' 10" x 12' 6" (3.91m x 3.81m)

Double glazed window to front, Amtico flooring, radiator, fireplace, wood burner.

Dining Room

16' 3" x 9' 3" (4.95m x 2.82m)

Double glazed window to rear, French doors to garden, Amtico flooring, radiator.

Kitchen

13' 9" x 6' 11" (4.19m x 2.11m)

Double glazed window, French doors, integrated fridge/freezer, gas hob, electric oven, Amtico flooring, quartz worktop.

Utility Room

6' 9" x 6' 2" (2.06m x 1.88m)

Amtico flooring, wash hand basin, W/C, heated towel rail.

Bedroom One

14' 3" x 9' 8" (4.34m x 2.95m)

Double glazed window to front, carpet, radiator, built in wardrobe.

Bedroom Two

9' 8" x 9' 8" (2.95m x 2.95m)

Double glazed window to rear, radiator, built in wardrobe.

Bathroom

Double glazed window to rear, Amtico flooring, heated towel rail, W/C, wash hand basin, bath with shower overhead.



Ground Floor

First Floor

Total floor area 81.2 m² (874 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



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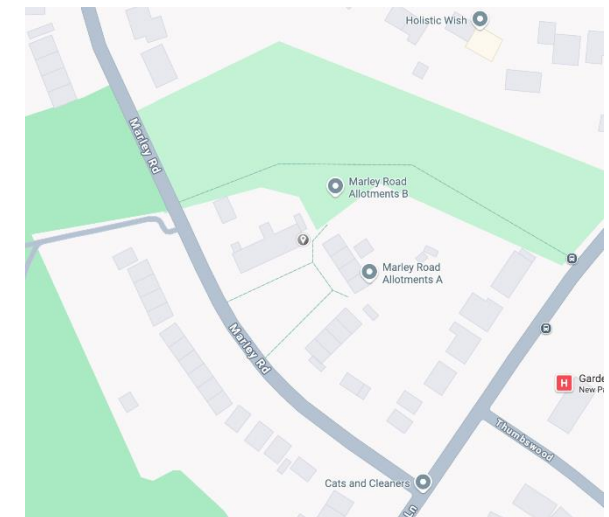
- End of Terrace
- Two Bedrooms
- Fully Renovated
- On Street Parking
- Close to Local Park and Amenities

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



guide price

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WGN109295 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in


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