



Connells

Honeycroft
Welwyn Garden City



Property Description

Situated in a quiet cul-de-sac on the sought-after West Side of Welwyn Garden City, this end of terrace three bedroom home offers excellent potential to extend and improve (subject to planning permission). The property has been well maintained and provides flexible accommodation arranged over two floors.

The ground floor comprises an entrance hall with guest WC, a fitted kitchen/breakfast room, a separate dining room and a spacious sitting room with a reading nook area, which opens into a conservatory overlooking the rear garden.

On the first floor there are three bedrooms, all with built-in storage, and a modern family bathroom. The master bedroom and second bedroom are both generous doubles while the third bedroom is well suited as a nursery or study.

Externally, the property benefits from off-street parking for up to three vehicles and a double length garage with up-and-over doors to both front and rear. The mature rear garden enjoys a south-westerly aspect with lawn, patio area and established trees and shrubs. A substantial timber studio measuring 19'9" offers additional space, ideal for a home office, creative studio, workshop or playroom.



Entrance Hall

Double glazed Upvc door, radiator, stairs to the first floor, wooden flooring.

Cloakroom

Low level w/c, double glazed window to the front, wash hand basin.

Lounge

16' 7" x 11' 11" (5.05m x 3.63m)

Double glazed door leading to conservatory, ceiling rose and coving, radiator,

Dining Room

11' 6" x 8' 10" (3.51m x 2.69m)

Radiator, opening leading to reading room

Conservatory

11' 10" x 9' 10" (3.61m x 3.00m)

Tiled flooring, double glazed door leading to the garden, wall lights.

Kitchen

11' 1" x 9' 8" (3.38m x 2.95m)

UPVC double glazed door to the side, double glazed window to the front, sink with drainer, integrated fridge, cupboards at wall and base level, radiator.

Accommodation First Floor

Landing

Storage cupboard, stairs to the ground floor.

Bedroom 1

13' 10" x 11' (4.22m x 3.35m)

Double glazed windows to the rear and to the side. Radiator, Fitted wardrobe

Bedroom 2

11' 8" x 11' 1" (3.56m x 3.38m)

Fitted wardrobe, dual aspect double glazed windows to the front and side, radiator.

Bedroom 3

11' 7" x 6' 6" (3.53m x 1.98m)

Double glazed window to the rear, fitted wardrobe, radiator, Hatch to fully insulated and boarded loft.

Bathroom

3 Piece Suite, Low level w/c, panel enclosed bath, double glazed window to the front, wash hand basin.

Outside

Front Garden

Driveway for three cars, lawned area with shrubs.

Rear Garden

Mainly laid to lawn, south westerly facing, patio area to front, well established trees and shrubbery, timber studio.

Garage

Garage to side of property with up and over doors at front and rear.









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

To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax Band: E

Service Charge: Ask Agent

Ground Rent: 21.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307370

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1953. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307370 - 0020