Rooks Hill, WELWYN GARDEN CITY AL8 6ET

william h brown

welcome to

Rooks Hill, WELWYN GARDEN CITY

Offered to the market chain free, this three-bedroom semi-detached home is situated on the highly sought-after West Side of Welwyn Garden City, within easy walking distance of reputable local schools, the town centre and the railway station, providing direct links into London. The ground floor accommodation comprises a welcoming entrance hall, downstairs cloakroom, a bright and spacious lounge featuring a charming log burner, a separate dining room, garden room, and a fully fitted kitchen. Upstairs, the property offers three well-proportioned bedrooms and a modern shower room. Externally, the home benefits from a driveway providing off-street parking for multiple vehicles, a garage, and attractive front and rear gardens, offering excellent outdoor space for families and entertaining. The property also offers scope for extension, subject to the necessary planning permissions, and provides an excellent opportunity for purchasers to undertake cosmetic improvements and create additional living accommodation, adding further value over time. This is a fantastic opportunity to acquire a family home in one of Welwyn Garden City's most desirable locations, with excellent amenities and transport links close by.

Cloakroom
Double glazed window, Karndean wooden flooring, W/C, wash hand basin.

Lounge
Bay window, engineered wood flooring, log burner, radiator.

Dining Room
Engineered wood flooring, radiator.

Kitchen
Door to garden. tiled flooring, underfloor heating, electric oven, sink/drainer, wall and base units, extractor fan.

Garden Room
Engineered wood flooring, radiator. doors to garden.

Landing
Airing cupboard, loft access (ladder/boarded).

Bedroom One
Double glazed window to front, laminate wood flooring, radiator, built in wardrobe.

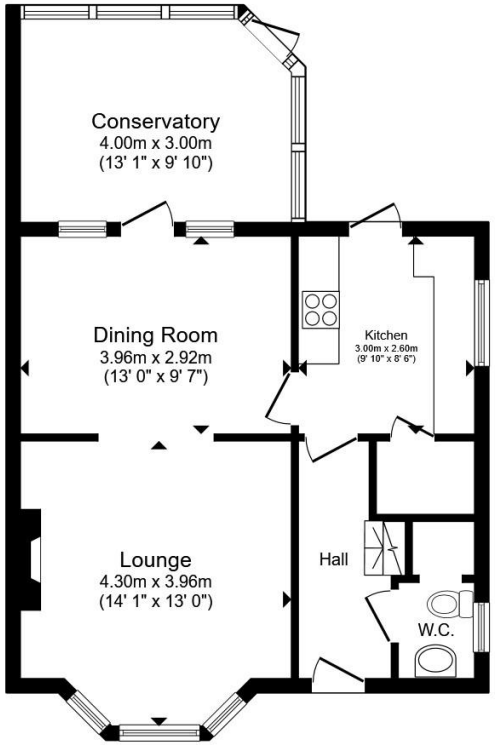
Bedroom Two
Double glazed window to rear, laminate wood flooring, radiator.

Bedroom Three
Double glazed window to rear, laminate wood flooring, radiator.

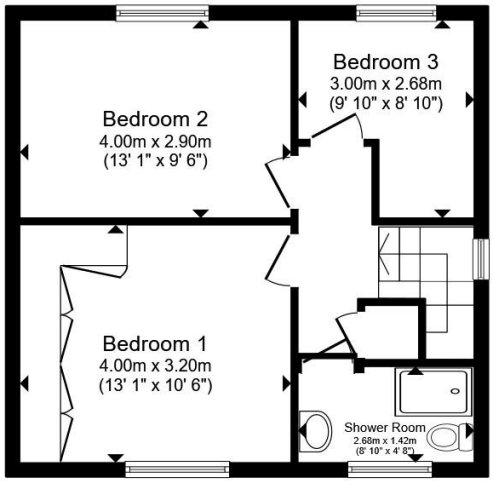
Shower Room
Double glazed window to front, wooden flooring, shower cubicle, W/C, wash hand basin, heated towel rail.

Rear Garden
Shed with power.

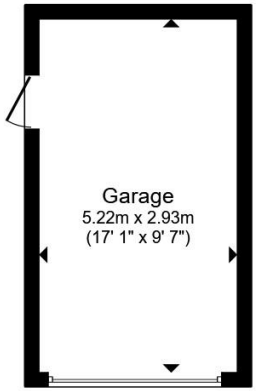
Garage
Electric doors.



Ground Floor



First Floor



Garage

Total floor area 132.5 m² (1,427 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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welcome to

Rooks Hill, WELWYN GARDEN CITY

- CHAIN FREE
- Semi-Detached
- Three Bedrooms
- Driveway and Garage
- Desirable West Side Location

Tenure: Leasehold EPC Rating: D
Council Tax Band: E Service Charge: Ask Agent
Ground Rent: 6.50

Offers in excess of

£600,000

Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1938. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
WGN109663 - 0006

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.

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