



**15 Barndicott**

, Welwyn Garden City, AL7 2BA

**Offers in excess of £450,000**



RESIDENTIAL

## 15 Barndicott

, Welwyn Garden City, AL7 2BA

Located in Panshanger, Welwyn Garden City is this chain-free, three bedroom end of terrace home, with a garage and off-road parking.

Step inside through an entrance porch, which offers useful storage, into the welcoming panelled hallway providing access to the kitchen and lounge. To the right is a bright and spacious open-plan lounge and dining room, filled with natural light. The lounge enjoys views over the front garden, with a well-maintained hedge providing a good degree of privacy. The dining area is ideal for entertaining family and friends, with French doors opening onto a raised decked patio, seamlessly connecting the indoor and outdoor living spaces.

The kitchen overlooks the rear garden and has been fitted with white cabinets, complementary worktops and feature tiling. Integrated appliances include a four-ring gas hob with a double oven beneath, a Neff dishwasher, and a fridge freezer. Off the kitchen is a practical utility room with space for a washing machine and additional cupboard storage. Adjacent to this, the garage has been partially converted to create a versatile additional reception room, ideal as a playroom, snug or home office. Completing the ground floor is a convenient WC.

Upstairs, there are three generous double bedrooms, each benefitting from built-in wardrobes. Off the landing is a useful storage room, offering excellent potential to be converted into a home office for those who work remotely. The





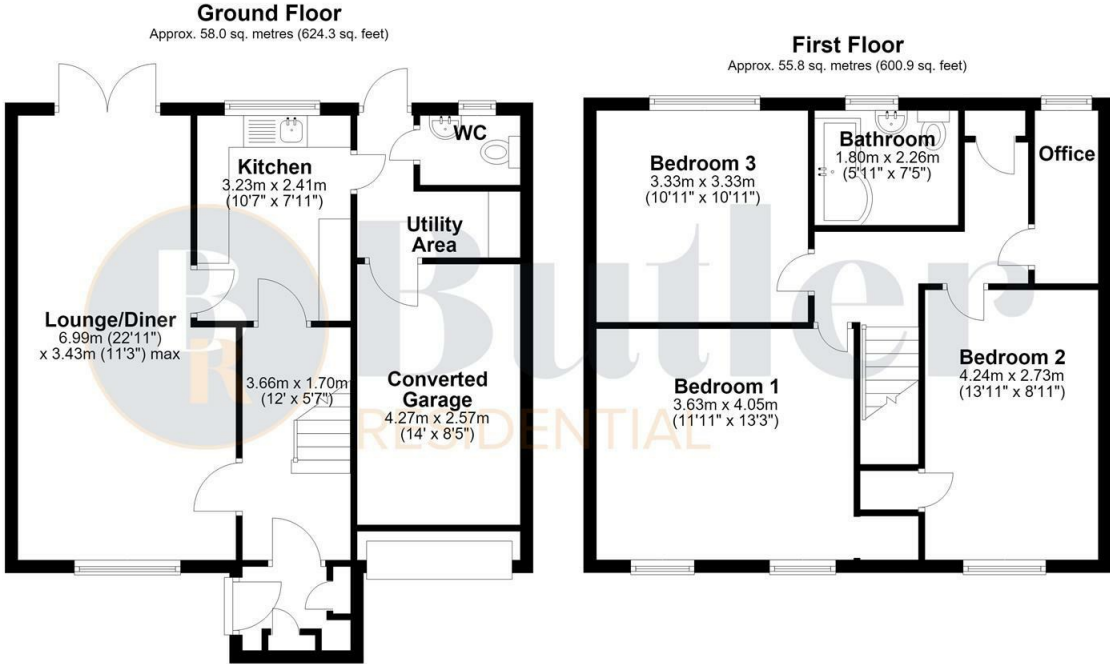
three-piece family bathroom has white and silver tiling, and includes a bath with a shower over.

Outside, the east-facing rear garden features a raised decked patio, perfect for outdoor dining and entertaining, alongside a well-kept lawn bordered by established shrubs. To the front is a further lawn with a mature hedgerow. The garage offers some storage and there is parking in front for one car.

### What's In The Area?



Floor Plan



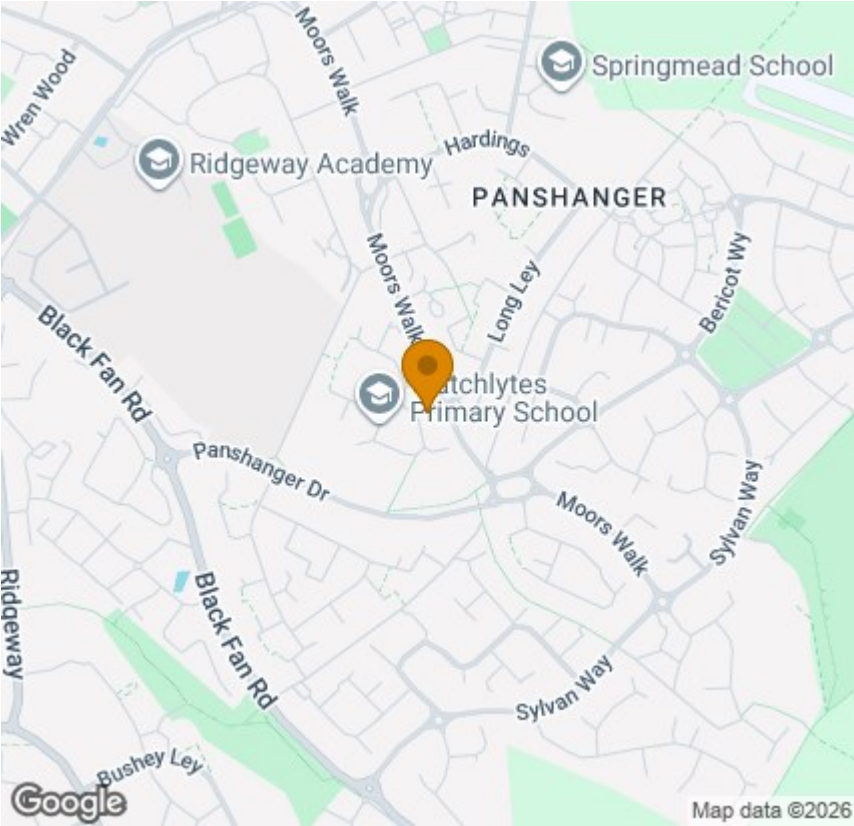
Total area: approx. 113.8 sq. metres (1225.2 sq. feet)

Viewing

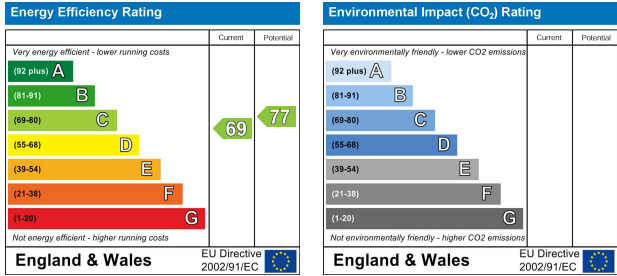
Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



**Address:** Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP  
**Tel:** 01438 584400  
**Email:** hello@butlerresidential.co.uk

