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2 Jordans, Hillyfields, Welwyn Garden City, Herts, AL7 2HD

£230,000

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

2 Jordans, Hillyfields, Welwyn Garden City, Herts, AL7 2HD

A well-presented two bedroom ground floor apartment with private outdoor space, ideally located in Welwyn Garden City. Situated within a well-maintained residential development, this attractive ground floor apartment offers bright, well-proportioned accommodation extending to approximately 653 sq ft, making it an excellent choice for first-time buyers, downsizers or investors.

Reception room 22'10" x 10'3" (6.97m x 3.13m)

Kitchen 9'7" x 6'7" (2.94m x 2.01m)

Bedroom 1 11'11" x 8'9" (3.64m x 2.67m)

Bedroom 2 11'10" x 8'5" (3.62m x 2.58m)

Bathroom 9'2" x 6'9" (2.80m x 2.06m)

The property is entered via a welcoming entrance hall with useful storage cupboards, leading through to a spacious lounge/dining room. This impressive living space comfortably accommodates both seating and dining areas and benefits from excellent natural light. A patio door opens directly onto a decked seating area, providing a pleasant and private outdoor space ideal for relaxing or entertaining, with easy access to surrounding communal grounds.

The kitchen is neatly arranged and well equipped with a range of fitted units, work surfaces and integrated appliances, making good use of the available space and featuring a window to the front.

There are two well-proportioned bedrooms, both tastefully presented and offering ample space for bedroom furniture. The main bedroom enjoys a peaceful outlook, while the second bedroom is ideal as a guest room, home office or nursery. A modern bathroom completes the accommodation, fitted with a white suite including bath with shower over.

Externally, residents benefit from communal gardens, allocated and visitor parking, and the advantage of being on the ground floor with level access and private outdoor seating directly from the living area.

The property is conveniently located close to local shops, schools and amenities, with Welwyn Garden City town centre, mainline railway station and major road links (A1 (M)) all within easy reach.

Early viewing is highly recommended to appreciate the space, presentation and outdoor feature this ground floor apartment has to offer.

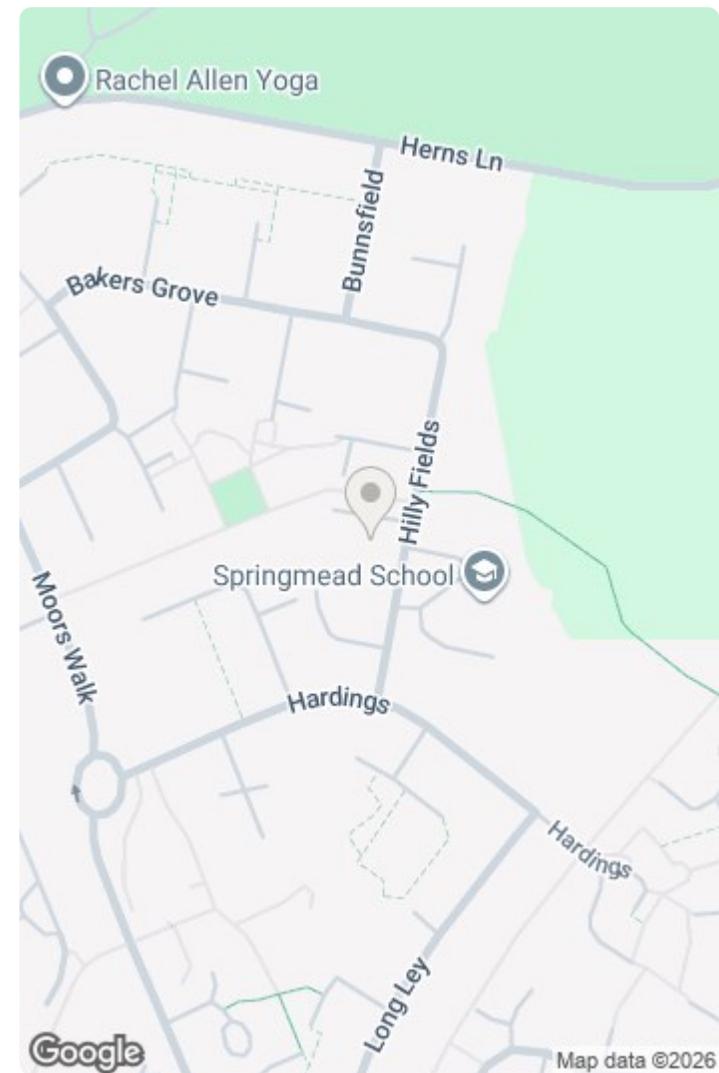
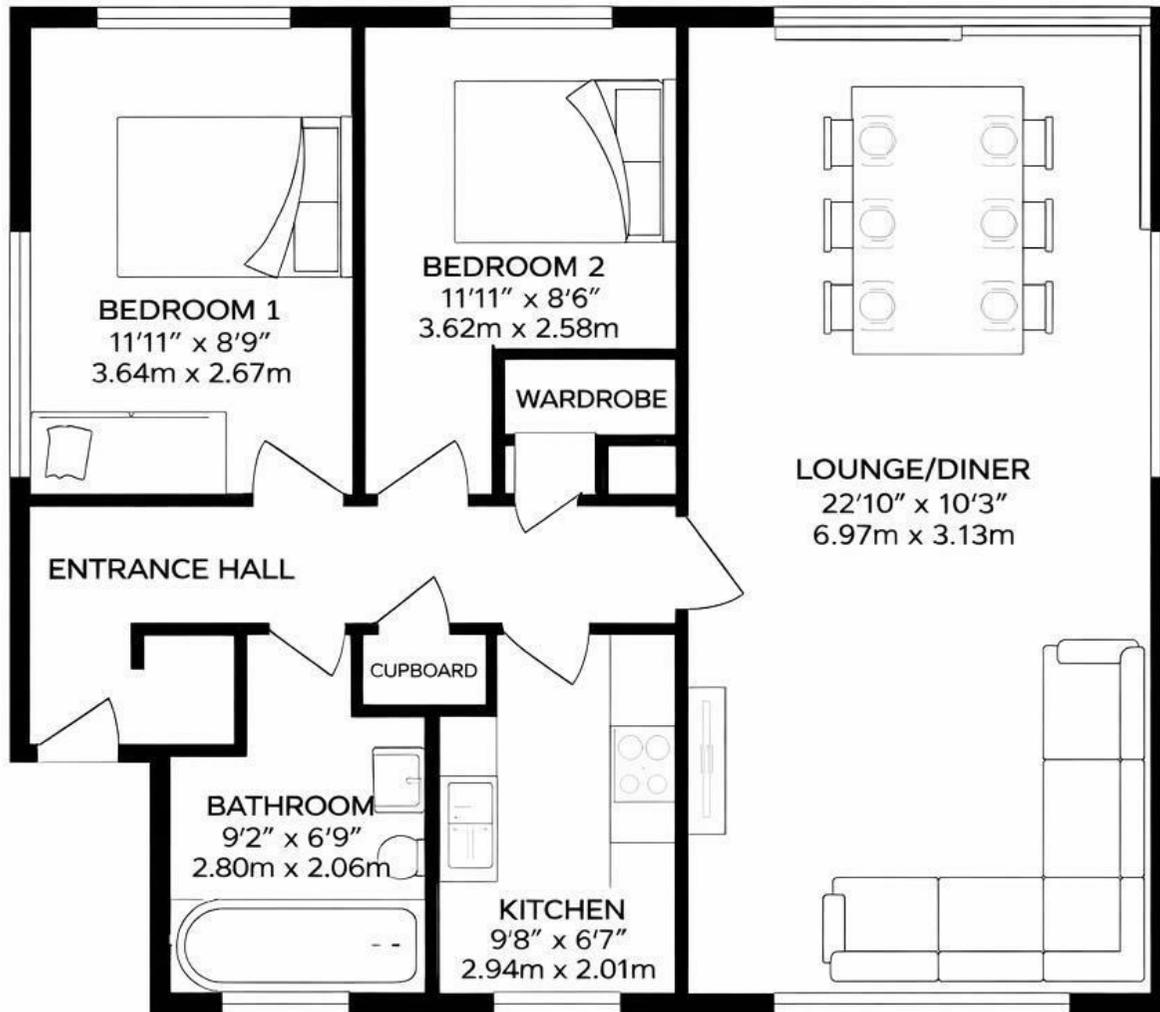


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Company incorporated in England No. 4713968
VAT No. 745 8368 91



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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