



Woodhall Lane, Welwyn Garden City AL7 3TF

welcome to

Woodhall Lane, Welwyn Garden City

This beautifully presented three-bedroom semi-detached family home is situated on the highly sought-after Woodhall Lane. Ideally located, the property sits less than a mile from Welwyn Garden City town centre and the mainline station, offering convenient links into London Kings Cross and Moorgate. The ground floor features a welcoming lounge, a dining room with French doors opening onto the rear garden, and a well-appointed kitchen fitted with a range of wall and base units. A useful utility room and a downstairs cloakroom add further practicality to the layout, ensuring the home is perfectly equipped for modern family living. Upstairs, the property offers three generously sized bedrooms and a family bathroom. Each room enjoys plenty of natural light, creating a bright and comfortable atmosphere throughout. Externally, the home boasts a private front driveway, a garage providing additional storage or parking, and an attractive rear garden - ideal for relaxing, entertaining, or family play.



Entrance Hall

Laminate wood flooring.

Cloakroom

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

Lounge

12' 4" x 11' 4" (3.76m x 3.45m)

Bay window, carpet, radiator.

Dining Room

11' 3" x 9' 6" (3.43m x 2.90m)

Laminate wood flooring, French doors, radiator.

Kitchen

8' 4" x 7' 9" (2.54m x 2.36m)

Double glazed window to rear, luxury vinyl tiling, integrated fridge/dishwasher, sink/drain, induction hob, electric oven.

Utility Room

9' 1" x 5' 9" (2.77m x 1.75m)

Laminate wood flooring, electrics, water softener, worktops.

Bedroom One

11' 9" x 11' 3" (3.58m x 3.43m)

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

Bedroom Two

11' 9" x 11' 5" (3.58m x 3.48m)

Double glazed window to front, carpet, radiator.

Bedroom Three

9' 1" x 8' 4" (2.77m x 2.54m)

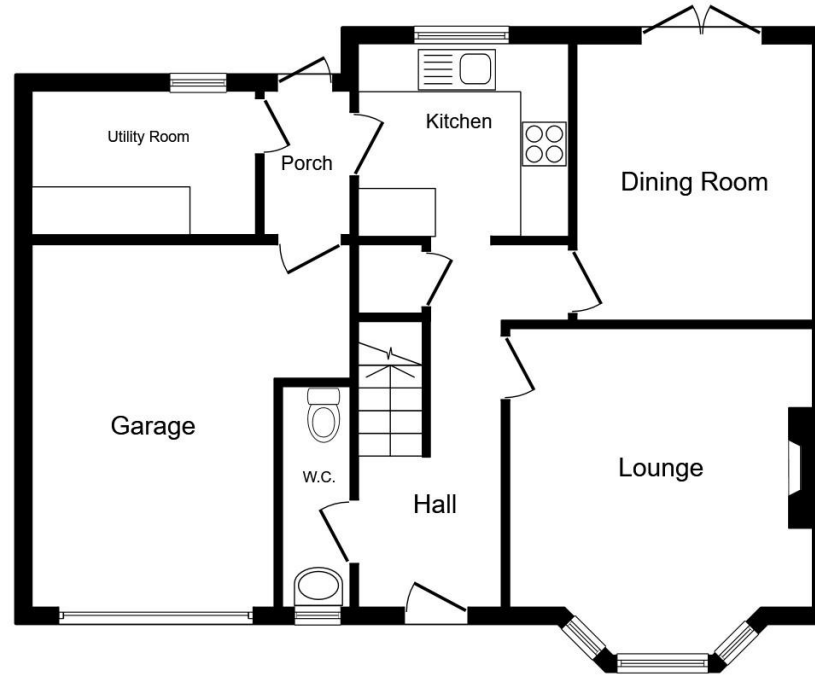
Double glazed window to front, carpet, radiator.

Bathroom

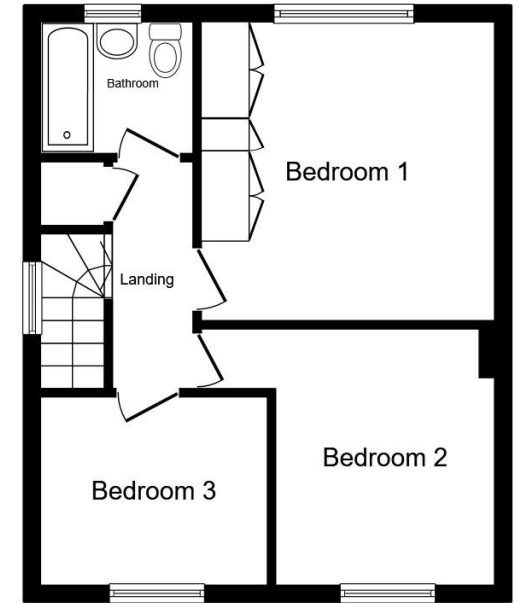
Double glazed window to rear, tiled, bath, wash hand basin, W/C, heated towel rail.

Garage

Electrics.



Ground Floor



First Floor

Total floor area 107.5 m² (1,158 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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Woodhall Lane, Welwyn Garden City

- Semi-Detached House
- Three Bedrooms
- Driveway & Garage
- Downstairs Cloakroom
- Utility Room

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



guide price

£525,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
WGN109572 - 0002

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