



Howlands, WELWYN GARDEN CITY AL7 4HA



welcome to

Howlands, WELWYN GARDEN CITY

This well-presented three-bedroom end-of-terrace family home is ideally situated in the popular Howlands area of Welwyn Garden City. The accommodation comprises a modern, fully fitted kitchen and a spacious reception room with a defined dining area. French doors opening onto the rear garden, along with a large window, allow for an abundance of natural light, creating a bright and welcoming living space. Upstairs, the landing leads to three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a driveway to the front providing off-street parking for two cars, as well as a generous and secluded rear garden, mainly laid to lawn - ideal for families and outdoor entertaining. Further benefits include double glazing and gas central heating throughout, making this an excellent choice for families and commuters alike. Welwyn Garden City is a highly sought-after Hertfordshire town, renowned for its tree-lined boulevards, attractive open spaces and strong sense of community. Originally designed as part of the Garden City movement, it offers a perfect balance of town and country living, with a wide range of shopping facilities, including the Howard Centre and John Lewis, as well as leisure amenities such as Stanborough Park, Gosling Sports Park and Campus West. For commuters, excellent rail links provide access to London King's Cross in around 30 minutes, while the A1(M) is also easily accessible.



Lounge

Double glazed window to front, French door to garden, laminate wood flooring, spotlights.

Kitchen

Door to garden, tiled flooring, sink/drain, extractor fan, wall and base units.

Landing

Carpet, airing cupboard.

Bedroom One

Dual aspect windows, carpet.

Bedroom Two

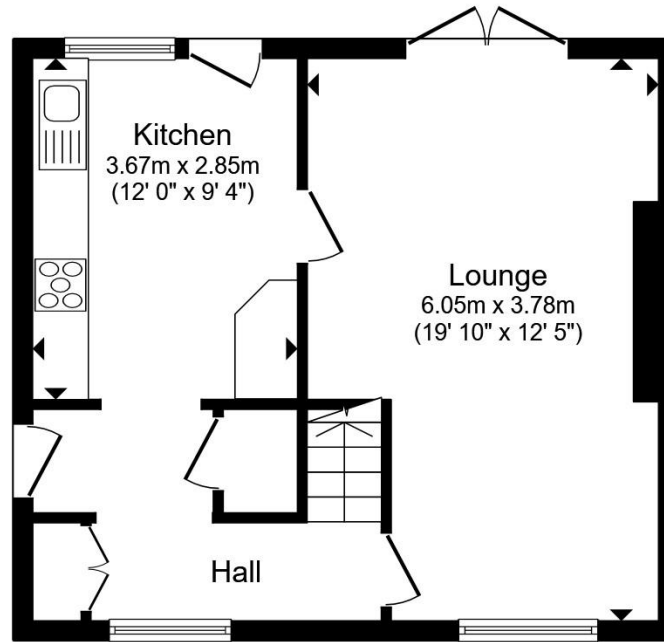
Double glazed window to front, carpet, radiator.

Bedroom Three

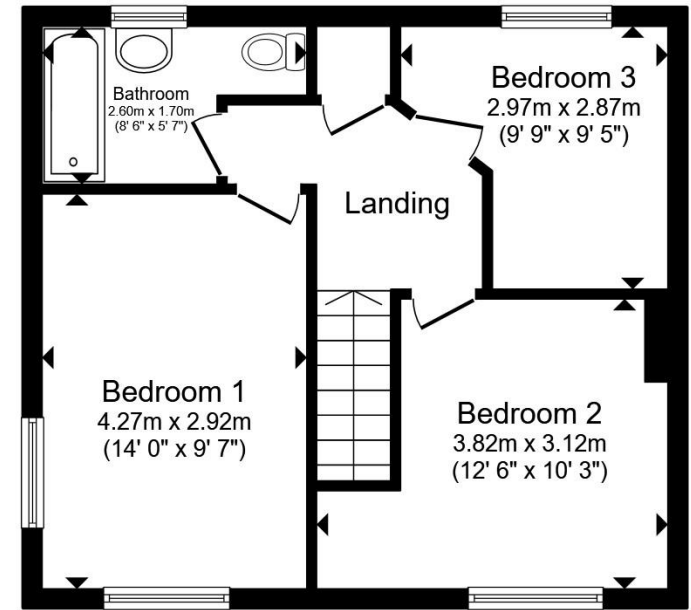
Double glazed window to rear, carpet, radiator.

Bathroom

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



Ground Floor



First Floor

Total floor area 81.4 m² (877 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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Howlands, WELWYN GARDEN CITY

- Three Bedroom House
- End of Terrace
- Driveway for Two Cars
- Spacious Reception Room with Dining Area
- Roof Replaced in 2022

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



guide price

£425,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN109756 - 0003

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