



**Wheatley Road, WELWYN GARDEN CITY AL7 3LL**



**welcome to**

## **Wheatley Road, WELWYN GARDEN CITY**

This spacious two-bedroom semi-detached family home is conveniently located just over a mile from Welwyn Garden City town centre and its mainline train station with direct routes into London Kings Cross and Moorgate. Swallow Dell Primary School is only a short walk away, making this an ideal choice for families. The ground floor features an inviting entrance hall, a modern downstairs bathroom, a bright lounge with French doors opening onto the rear garden, and a fully fitted kitchen. Upstairs, the first floor offers two well-proportioned bedrooms and a useful W/C.

Externally, the property benefits from both front and rear gardens as well as a driveway providing EV charging point and off-street parking for multiple vehicles. Additional advantages include gas central heating, double glazing throughout, and excellent scope to extend (STPP).



### Lounge/Diner

15' 11" x 12' 9" ( 4.85m x 3.89m )

Double glazed window to rear, French doors to garden, wooden flooring, spotlights, storage cupboard.

### Kitchen

8' 6" x 7' 11" ( 2.59m x 2.41m )

Double glazed window to front, laminate wood flooring, electric oven, induction hob, sink/drain, heated towel rail.

### Downstairs Bathroom

Double glazed window to front, vinyl flooring, W/C, wash hand basin, spotlights.

### Bedroom One

15' 7" x 11' 9" ( 4.75m x 3.58m )

Double glazed window to front and side, carpet, radiator.

### Bedroom Two

10' x 7' 10" ( 3.05m x 2.39m )

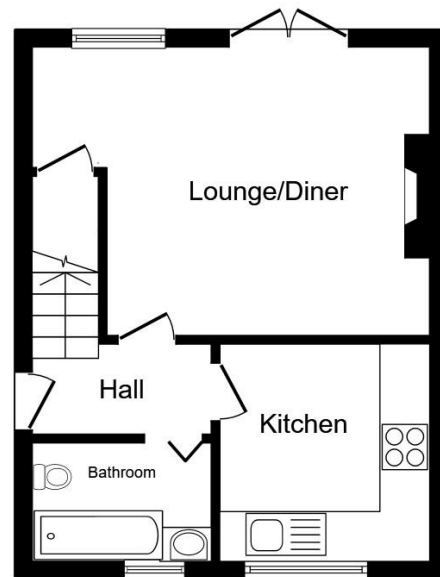
Double glazed window to rear, carpet, radiator.

### Upstairs W/C

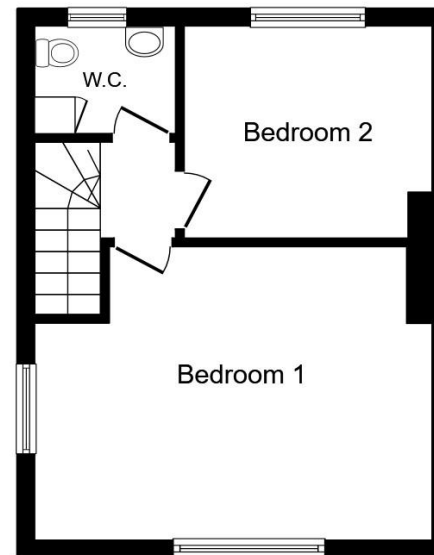
Double glazed window, W/C, wash hand basin, boiler cupboard.

### Outbuilding

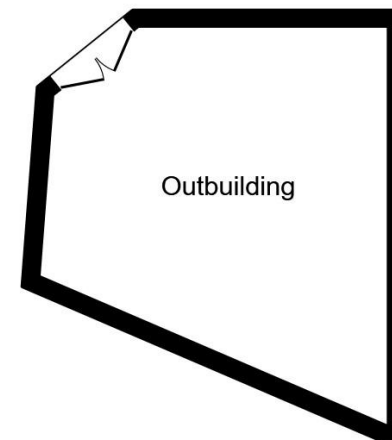
Laminate wood flooring, electrics, extractor fan.



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 75.0 m<sup>2</sup> (807 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](http://www.propertybox.io)

  
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## Wheatley Road, WELWYN GARDEN CITY

- Semi Detached House
- Two Bedrooms
- Downstairs Bathroom & Upstairs W/C
- Driveway for Multiple Cars
- Landscaped Rear Garden

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



guide price

**£400,000**



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Property Ref:  
WGN109470 - 0003

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Please note the marker reflects the  
postcode not the actual property