



Connells

Forresters Drive
Welwyn Garden City

Forresters Drive Welwyn Garden City AL7 2JQ

for sale
£625,000



Property Description

This beautifully refurbished three double bedroom family home offers stylish, spacious living in the ever-popular Panshanger area of Welwyn Garden City.

A bright entrance hall leads to a cloakroom and generous lounge, complete with a contemporary electric fire. Double doors open into a stunning full-width conservatory with a recently fitted ceiling, creating a superb year-round dining and entertaining space filled with natural light.

The modern kitchen is well appointed with integrated appliances, a DeLonghi five-ring gas range cooker and American-style fridge freezer to remain. Excellent storage and a breakfast bar complete this practical yet sociable space, with sliding doors enhancing the seamless ground floor flow.

The landscaped rear garden has been designed for both relaxation and entertaining, featuring a slabbed terrace and an impressive garden cabin with power and Sky TV connection, ideal as a home office or gym. Side access is available on both sides. To the front, a smart brick-paved driveway provides parking for two vehicles.

Upstairs are three well-proportioned double bedrooms and a contemporary shower room with oversized enclosure and vanity storage.

Ideally located close to well-regarded schools, local shops, Morrisons, Panshanger Golf

Complex and excellent transport links, including fast rail services to London King's Cross in approximately 28 minutes.

Lounge

19' 8" x 11' 1" (5.99m x 3.38m)

Kitchen

20' 5" x 11' (6.22m x 3.35m)

Conservatory

20' 8" x 9' 6" (6.30m x 2.90m)

Bedroom 1

11' 1" x 11' 1" (3.38m x 3.38m)

Bedroom 2

11' 1" x 8' 2" (3.38m x 2.49m)

Bedroom 3

10' 9" x 7' 10" (3.28m x 2.39m)

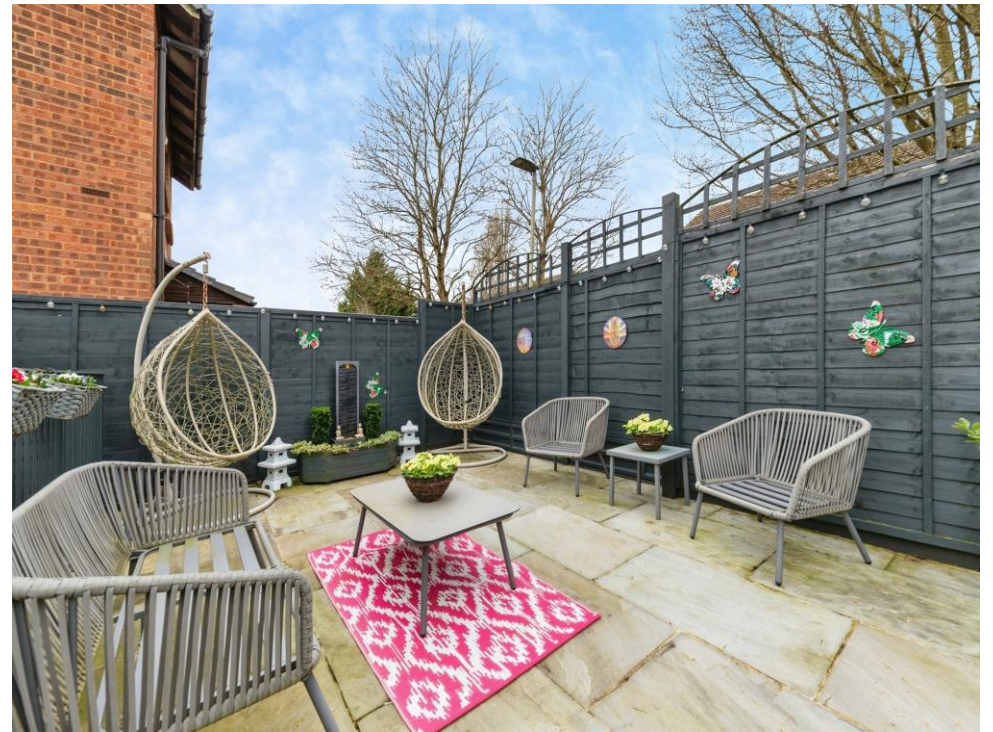
Shower Room

11' 2" x 5' 6" (3.40m x 1.68m)

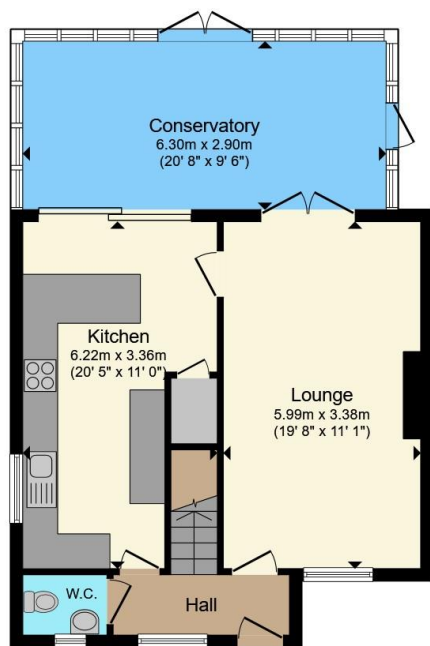
Garden Room

15' 6" x 12' 4" (4.72m x 3.76m)

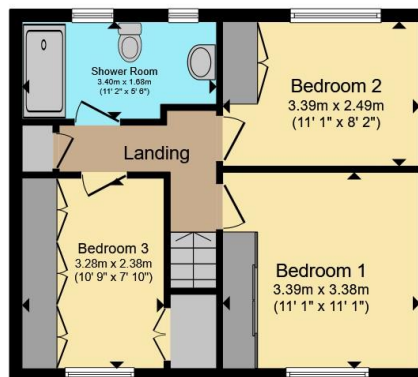




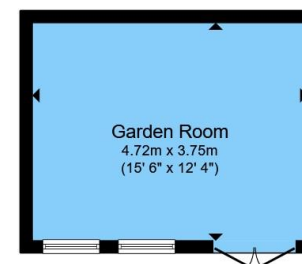




Ground Floor



First Floor



Outbuilding

Total floor area 123.8 m² (1,333 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

Connells

To view this property please contact Connells on

T 01707 322 903

E welwyngardencity@connells.co.uk

38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307593



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307593 - 0004