



Connells

Mill Lane  
Welwyn



## Property Description

We are pleased to present this chain free three bedroom end of terrace cottage, ideally situated in the heart of the ever-popular Welwyn Village. Offering a fantastic opportunity for buyers looking to modernise and add value, this characterful home is full of potential and is sold as seen.

The property is well positioned within walking distance of Welwyn High Street, which offers a charming selection of cafés, restaurants, local shops, a Tesco Express and a doctor's surgery, creating a convenient and desirable village lifestyle.

Internally, the property offers generous and versatile accommodation, with a spacious lounge to the front featuring a fireplace and built-in storage. To the rear, a bright dining room provides access to the outside space and flows through to the kitchen, offering scope for reconfiguration or extension subject to the usual consents.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom, providing a practical layout for families or those looking to reconfigure the space.

Externally, the property benefits from private outdoor space and further potential to enhance.

The property is ideally located for commuters, with easy access to the A1(M) and nearby mainline stations at Welwyn North and

Welwyn Garden City, both offering direct services into London.

This property presents an exciting opportunity for buyers seeking a project in a prime village location.

## Kitchen

11' 1" x 9' 6" ( 3.38m x 2.90m )

## Lounge

22' 2" x 11' 1" ( 6.76m x 3.38m )

## Diner/ Sitting Room

23' 5" x 10' 2" ( 7.14m x 3.10m )

## Toilet/ Utility

10' 2" x 7' 3" ( 3.10m x 2.21m )

## Bedroom 1

11' 4" x 10' 5" ( 3.45m x 3.17m )

## Bedroom 2

11' 1" x 10' 6" ( 3.38m x 3.20m )

## Bedroom 3

11' x 9' 8" ( 3.35m x 2.95m )

## Bathroom

7' 3" x 6' 6" ( 2.21m x 1.98m )

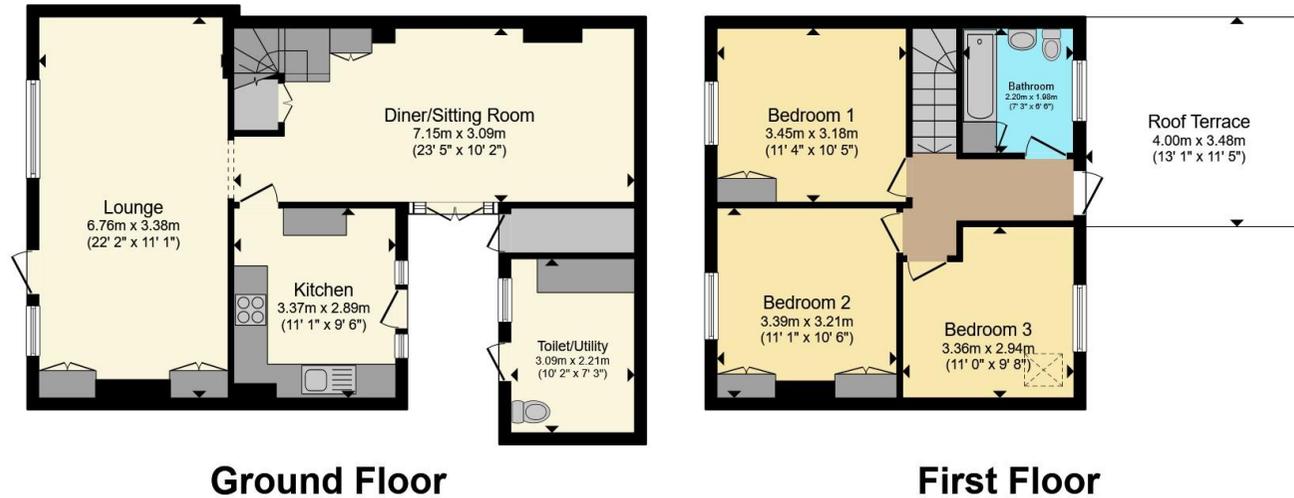
## Roof Terrace

13' 1" x 11' 5" ( 3.99m x 3.48m )









Total floor area 106.3 m<sup>2</sup> (1,145 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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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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