



**Picketts, Welwyn Garden City AL8 7HJ**



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## **Picketts, Welwyn Garden City**

This well presented three-bedroom end-of-terrace family home is located in the highly sought-after West Side of Welwyn Garden City. Ideally positioned within walking distance of local schools, shops, and the train station, it offers the perfect blend of comfort and convenience for families and commuters alike. The property features a bright and welcoming entrance hall leading to a spacious lounge, a modern fully fitted kitchen, and a light-filled conservatory that opens onto the garden — ideal for relaxing or entertaining. Upstairs, you'll find three generously sized bedrooms and a family bathroom. Additional benefits include central heating and double glazing throughout, ensuring year-round comfort. Set in a quiet residential area, this home is a fantastic opportunity for those looking to settle in one of Welwyn Garden City's most desirable neighbourhoods.



**Entrance Hall**

Laminate flooring.

**Lounge**

13' max x 18' max ( 3.96m max x 5.49m max )

Double glazed window to front, laminate flooring.

**Kitchen**

8' x 10' ( 2.44m x 3.05m )

Tile flooring, integrated oven, gas hob, extractor fan, sink/drain, space for fridge freezer/washing machine/dryer, storage under stairs.

**Conservatory**

11' x 14' ( 3.35m x 4.27m )

Double glazed window to rear and side, laminate flooring.

**Landing**

Laminate flooring, loft access, storage cupboard.

**Bedroom One**

9' 1" x 11' ( 2.77m x 3.35m )

Double glazed window to front, laminate flooring.

**Bedroom Two**

9' x 8' ( 2.74m x 2.44m )

Double glazed window to rear, storage cupboard.

**Bedroom Three**

9' 1" x 5' 1" ( 2.77m x 1.55m )

Double glazed window to front, storage.

**Bathroom**

Double glazed window to side and rear, fully tiled, shower cubicle, W/C, wash hand basin, towel rail.



**Ground Floor**



**First Floor**

Total floor area 94.7 m<sup>2</sup> (1,020 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.focalagent.com](http://www.focalagent.com)



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## **Picketts, Welwyn Garden City**

- Three Bedrooms
- End of Terrace
- On Street Parking
- Conservatory
- Desirable West Side Location

Tenure: Freehold EPC Rating: D

offers in excess of

**£425,000**



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Property Ref:  
WGN109395 - 0003

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postcode not the actual property