



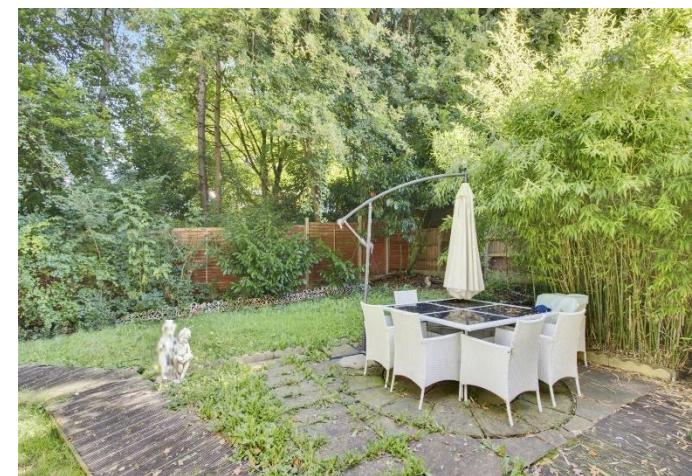
Picketts, Welwyn Garden City AL8 7HJ

william
h brown

welcome to

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/drainer, 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.



Total floor area 94.7 m² (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



check out more properties at williamhbrown.co.uk



welcome to

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



check out more properties at williamhbrown.co.uk

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
WGN109395 - 0003

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk