



**Stanborough Cottages Great North Road, Welwyn Garden
City AL8 7TE**

welcome to

Stanborough Cottages Great North Road, Welwyn Garden City

A fantastic opportunity to acquire this beautifully presented and charming four-bedroom semi-detached family home, ideally situated in the highly sought-after West Side of Welwyn Garden City. Offering spacious and stylish accommodation throughout, this delightful property has been significantly improved by the current owners and is perfectly suited to modern family living. The accommodation comprises a welcoming entrance hall, a generous and light-filled lounge, and a spacious kitchen/diner, creating an ideal space for both everyday living and entertaining. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. The ground floor is further enhanced by a brand-new shower room. To the first floor are four well-proportioned bedrooms and a beautifully appointed family bathroom, which has been recently replaced to a high standard. Additional improvements include brand-new windows and doors throughout, enhancing both the appearance and energy efficiency of the home. Externally, the property enjoys a large rear garden, providing ample space for children to play, outdoor dining and summer entertaining. To the front, a driveway offers convenient off-street parking. Located within one of Welwyn Garden City's most desirable residential areas, the property is ideally positioned close to highly regarded schooling, local amenities, picturesque open spaces and excellent transport links, making it an exceptional family home.



Lounge

Double glazed window to front, carpet, spotlights, radiator.

Kitchen/Diner

Double glazed window to side, French door to garden, tiled flooring, gas hob, electric oven, sink/drainage, spotlights, wall and base units.

Shower Room

Double glazed window, W/C, wash hand basin, shower.

Bedroom One

Double glazed window to front, radiator, built in wardrobe.

Bedroom Two

Double glazed window to rear, carpet, radiator.

Bedroom Three

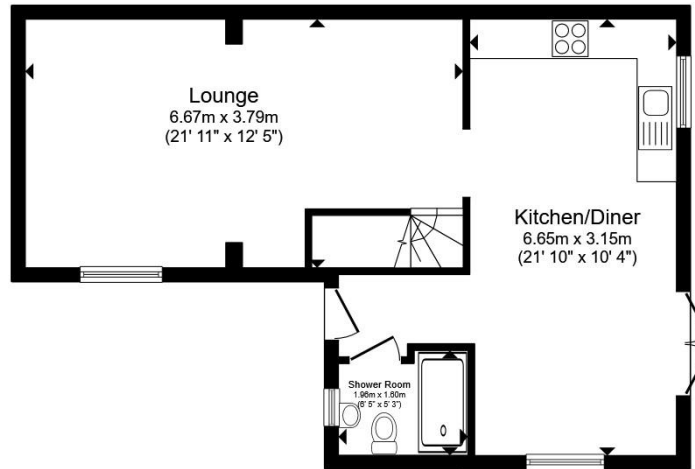
Double glazed window to front, carpet, radiator.

Bedroom Four

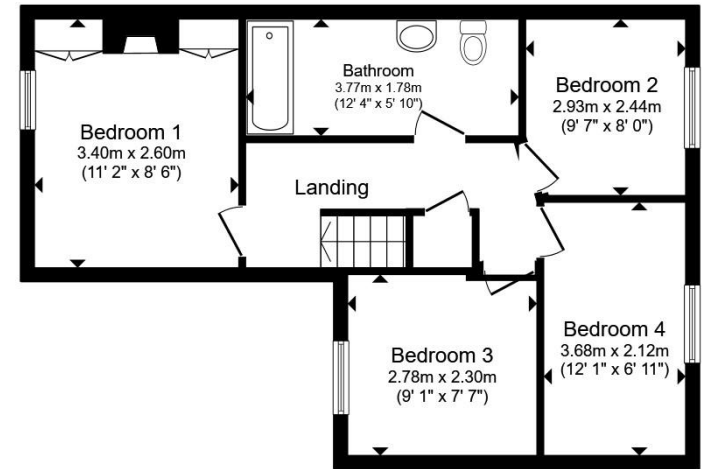
Double glazed window to rear, wooden flooring, spotlights.

Bathroom

Tiled flooring, spotlights, wash hand basin, W/C, radiator, bath.



Ground Floor



First Floor

Total floor area 104.5 m² (1,125 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


william
h brown



check out more properties at williamhbrown.co.uk



welcome to

Stanborough Cottages Great North Road, Welwyn Garden City

- Semi Detached House
- Four Bedrooms
- Brand New Windows & Doors
- Downstairs Wet Room
- Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: C

Council Tax Band: D



offers in excess of

£700,000



check out more properties at williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN110006 - 0002

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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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