

Connells

Lemsford Lane
Welwyn Garden City

Lemsford Lane
Welwyn Garden City AL8 6YJ

for sale
£500,000







Property Description

Situated in one of the West Side's most desirable and family-friendly locations, this beautifully presented three-bedroom home offers the perfect blend of style, comfort, and practicality. Thoughtfully designed to suit modern family living, the property provides well-proportioned accommodation throughout and is ready for its next owners to move straight in and enjoy.

Upon entering, you are welcomed into a bright and inviting interior that has been maintained to a high standard. The heart of the home is undoubtedly the stunning fitted kitchen, featuring elegant marble work surfaces that provide both a luxurious finish and excellent functionality. The kitchen flows seamlessly into a spacious dining area, creating a sociable open-plan environment that is ideal for everyday family life, entertaining friends, or hosting special occasions.

The property boasts three well-sized bedrooms, offering flexible accommodation for growing families, professionals working from home, or those requiring additional guest space. The living areas are bright and comfortable, creating a warm and welcoming atmosphere throughout.

Externally, the home benefits from a private driveway, providing convenient off-road parking

Lounge

11' 11" x 11' 8" (3.63m x 3.56m)

Kitchen/ Diner

15' 8" x 9' 11" (4.78m x 3.02m)

Bedroom 1

12' 1" x 11' 1" (3.68m x 3.38m)

Bedroom 2

11' 10" x 10' (3.61m x 3.05m)

Bedroom 3

9' x 6' 5" (2.74m x 1.96m)

Bathroom

5' 7" x 5' 5" (1.70m x 1.65m)

Outbuilding

12' 4" x 9' 11" (3.76m x 3.02m)

Buyers Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.







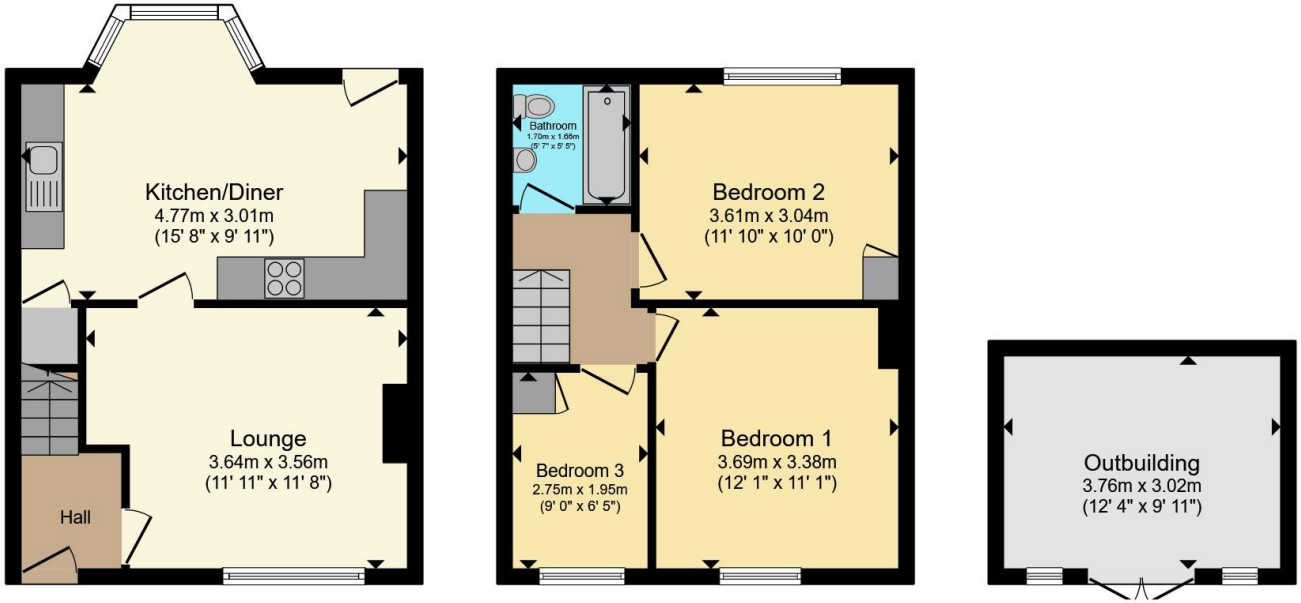












Total floor area 74.1 m² (798 sq.ft.) approx

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: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY306304

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.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 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.