

Connells

Bedwell Close
Welwyn Garden City

Bedwell Close
Welwyn Garden City AL7 3XH

for sale offers over
£380,000







Property Description

Tucked away at the end of a quiet cul-de-sac, this beautifully presented two double bedroom semi-detached home is an ideal choice for first-time buyers, downsizers or investors seeking a property ready to move straight into.

Enjoying a private position with permit parking, the home is conveniently located just a 15-minute walk from Welwyn Garden City train station and approximately one mile from the town centre, providing excellent access to local amenities.

The accommodation is well planned and tastefully decorated throughout. An inviting entrance hall leads into a bright and comfortable south-facing lounge, creating a welcoming space to relax while benefiting from an abundance of natural light throughout the year, particularly during the winter months.

To the rear, the modern kitchen/diner is fitted with a range of contemporary units and offers ample space for cooking and dining, making it ideal for everyday living.

Outside, the rear garden provides a decked patio area perfect for outdoor dining, together with a lawn for enjoying the warmer months.

Upstairs are two generous double bedrooms and a stylish modern bathroom. The principal bedroom also enjoys a south-facing aspect, flooding the room with natural sunlight and creating a bright, airy atmosphere year-round.

Kitchen/Dining Room

17' 11" x 8' 11" (5.46m x 2.72m)

Living Room

15' 1" max x 12' 3" (4.60m max x 3.73m)

Bedroom 1

15' 9" x 12' 1" max (4.80m x 3.68m)

Bedroom 2

12' x 9' 2" min (3.66m x 2.79m)

Bathroom

8' 5" x 5' 6" (2.57m x 1.68m)

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 and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







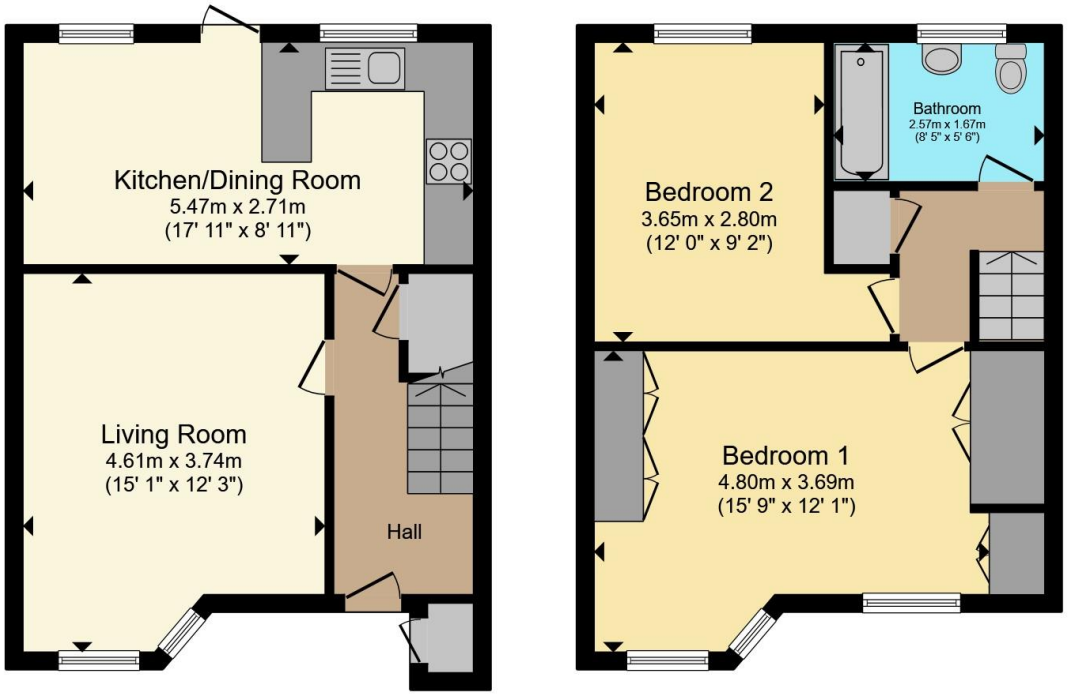












Ground Floor **First Floor**

Total floor area 76.7 m² (826 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: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307875

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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.

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