



**Connells**

Ploughmans End  
Welwyn Garden City



# Ploughmans End Welwyn Garden City AL7 2JG

for sale  
**£275,000**



## Property Description

A well presented one bedroom cluster house, ideally positioned in the ever popular Panshanger area of Welwyn Garden City.

The property offers a bright and welcoming living space with a modern fitted kitchen, designed to make the most of the layout and natural light. Upstairs, the bedroom is well proportioned and benefits from access to the loft, providing useful additional storage, while the bathroom is neatly arranged to serve the home.

Externally, the property enjoys its own front garden, creating a pleasant outdoor space, along with allocated parking close by. Further benefits include gas central heating and a location that offers easy access to local shops, countryside walks and Welwyn Garden City town centre.

An ideal purchase for first time buyers or investors alike.

## Lounge

Double glazed door to the front, radiator, stairs to first floor.

## Kitchen Area

Cupboards at wall and base level, double glazed window to the side, understairs storage, space for washing machine,

integrated oven with extractor over, stainless steel sink with mixer taps.

## First Floor Accomodation

### Bedroom 1

Double glazed window to the front, radiator.

### Bathroom

Three piece suite comprising of panel end bath, low level w/c and wash hand basin.

## Parking

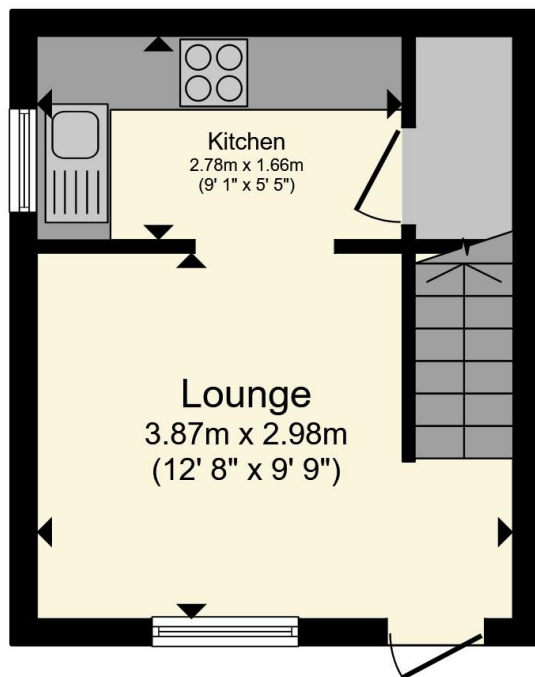
One Allocated parking space



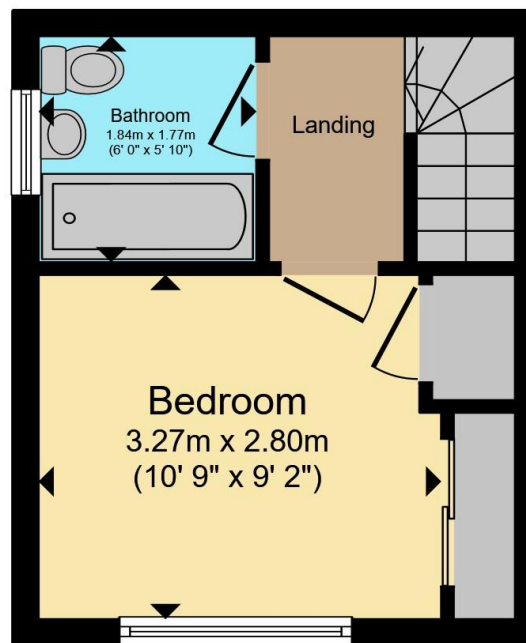








**Ground Floor**



**First Floor**

Total floor area 36.7 m<sup>2</sup> (395 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](http://www.propertybox.io)

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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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