



**Burgundy Croft, Welwyn Garden City AL7 3QA**



*welcome to*

## **Burgundy Croft, Welwyn Garden City**

**\*\*Guide Price Of £400,000 - £425,000\*\*** An immaculately presented three bedroom semi-detached home with ample living space. The property is situated only 1 mile from Welwyn Garden City's town centre with its many amenities including shops, restaurants and mainline station to London. The internal accommodation offers an entrance hall with cupboard, a separate lounge and a high quality downstairs refitted bathroom. A superbly refitted kitchen benefits from modern high gloss tiled wall and floor, granite worktops, base units, ample space for appliances including a freestanding oven and hob, and a breakfast bar. The first floor boasts three bedrooms, a cupboard and loft access.

Externally the rear garden boasts a large, wooden decked area, external lighting, raised beds, a shed, and a lawn area offering great space for a family with established conifers for natural screening. The front includes a natural flagstone paved driveway with off street parking for 2/3 cars and double gated access to the rear garden.



## Lounge

16' 10" x 11' 1" ( 5.13m x 3.38m )

Double glazed window to front, oak wooden flooring, radiator, French door to garden onto wooden decked area, inset LED dimmer lighting.

## Kitchen

18' 7" x 9' 10" ( 5.66m x 3.00m )

Double glazed windows to rear, quartz tiled flooring, granite work surfaces, fully fitted kitchen with under cupboard lighting, Range cooker and extractor hood, washing machine with potential space for dishwasher and tumble dryer, door to wooden decked area to the side, inset LED lighting.

## Bedroom One

11' 5" x 10' 2" ( 3.48m x 3.10m )

Double glazed window to rear, carpet, radiator, inset LED dimmer lighting.

## Bedroom Two

11' x 9' 8" ( 3.35m x 2.95m )

Double glazed dual aspect windows to rear and side, carpet, radiator, inset LED lighting.

## Bedroom Three

11' 1" x 6' 5" ( 3.38m x 1.96m )

Double glazed window to front, carpet, radiator, inset LED lighting.

## Bathroom

14' 7" x 8' 6" ( 4.45m x 2.59m )

Double glazed frosted glass window to front, fully tiled Italian porcelain to floor and walls, Hansgrohe thermostatic double width walk-in shower cubical, underfloor heating, large corner bath with shower mixer controls, chrome wall mounted towel radiator, WC and pedestal wash hand basin, inset LED dimmer lighting.



**Ground Floor**



**First Floor**

Total floor area 80.6 sq.m. (867 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Burgundy Croft, Welwyn Garden City

- Three Bedrooms
- Semi-Detached
- Off Street Parking
- Rear Garden
- Cul De Sac Location

Tenure: Freehold EPC Rating: D

Guide Price Of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WGN108913 - 0004

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