



**Newfields, WELWYN GARDEN CITY AL8 6YT**

  
william  
h brown

welcome to

## Newfields, WELWYN GARDEN CITY

This CHAIN FREE three-bedroom mid-terrace house is located in the highly desirable Newfields area on the West Side of Welwyn Garden City. Perfectly positioned for families, it is close to Applecroft and Stanborough Schools, and just a short distance from local amenities, including the Sports Park and Stanborough Lakes. The ground floor features a spacious lounge and a fully fitted kitchen/dining room with ample space for appliances. Upstairs, you will find three bedrooms and a family bathroom, offering comfortable living for couples, families, or investors. Externally, the property benefits from a driveway and a private rear garden, ideal for outdoor entertaining or relaxing. Located within 1.5 miles of the town centre and train station, and offering easy access to the A1(M), this home combines convenience with a peaceful residential setting.



## Entrance Hall

Double glazed door to front, laminate flooring, radiator.

## Lounge

12' 6" max x 18' 8" into bay ( 3.81m max x 5.69m into bay )  
Double glazed window to front, carpet, gas fireplace, radiator.

## Kitchen/Dining Room

15' 8" x 9' 9" ( 4.78m x 2.97m )  
Double glazed window/door to rear, lino flooring, understairs cupboard, space for dishwasher/dryer/washing machine/fridge freezer, double electric oven, gas hob, boiler, sink/drainer, radiator.

## Landing

Carpet, loft access.

## Bedroom One

11' max x 15' 6" into bay ( 3.35m max x 4.72m into bay )  
Double glazed bay window to front, carpet, radiator.

## Bedroom Two

10' x 11' 8" ( 3.05m x 3.56m )  
Double glazed window to rear, carpet, radiator.

## Bedroom Three

6' 4" max x 9' max ( 1.93m max x 2.74m max )  
Double glazed window to front, carpet, radiator.

## Shower Room

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



Total floor area 64.4 m<sup>2</sup> (694 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.focalagent.com](http://www.focalagent.com)



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## Newfields, WELWYN GARDEN CITY

- CHAIN FREE
- Mid Terrace House
- Three Bedrooms
- Driveway
- West Side Location

Tenure: Freehold EPC Rating: D

Council Tax Band: D



offers in excess of

**£450,000**



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Property Ref:  
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Please note the marker reflects the postcode not the actual property

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**01707 324361**



[WelwynGardenCity@williamhbrown.co.uk](mailto:WelwynGardenCity@williamhbrown.co.uk)



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



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