

FOR SALE



Three Bedroom Semi-Detached House
Walnut Grove, Welwyn Garden City

GUIDE PRICE £425,000


MARTIN & CO



Walnut Grove, Welwyn Garden City

3 Bedrooms, 2 Bathrooms

GUIDE PRICE £425,000

- CHAIN FREE!!
- Three Bedroom Semi-Detached House
- Garage with parking to front
- Good sized private low maintenance rear garden
- Potential for additional parking to front of property and to extend to rear.
- Convenient downstairs Shower Room
- Located within walking distance of Town Centre, train Station, local amenities & schooling

SUMMARY

This **CHAIN FREE** three-bedroom, semi-detached home, is located on a quiet residential street in a popular and convenient location. This family home features a lounge, kitchen, downstairs shower room, three bedrooms, family bathroom, spacious front and rear gardens, and garage with potential for further parking. Situated in a prime position close to local schooling, shops, and transport links, this home is perfect for both families and professionals alike. Welwyn Garden City is a popular location, offering affordable prices for commuters. The Train Station provides direct links to both Kings Cross and Moorgate and there is nearby access to the A1(M) and other routes. Welwyn Garden City has an attractive Town Centre with shops, cafes, restaurants and leisure facilities.



ENTRANCE HALL

Carpet, radiator, ceiling light.

LOUNGE 12' 10" x 12' 5" (3.91m x 3.78m)

Carpet, radiator, gas fire with surrounding alcove, under-stairs cupboard housing utility meters and storage space, double-glazed window to front aspect, coving, and ceiling light.

KITCHEN/BREAKFAST ROOM 13' 0" x 10' 2" (3.96m x 3.10m)

Laminate floor, radiator, a range of wood wall & base units with laminate work surfaces, sink with mixer tap, part-tiled walls, space for white goods, double-glazed window and door to rear aspect, ceiling light, and door leading to downstairs shower-room.

DOWNSTAIRS SHOWER ROOM

Vinyl floor, radiator, part-tiled walls, low-level flush WC, sink with silver mixer tap, tiled shower cubicle with Triton electric shower, double-glazed obscure window to side aspect, Vaillant boiler, ceiling light.

STAIRS&LANDING

Carpeted stairs to landing, radiator, airing cupboard, loft access, ceiling light.

MASTER BEDROOM 12' 11" x 11' 9" (3.94m x 3.58m)

Carpet, radiator, built-in wardrobes/cupboard space, double-glazed window to rear aspect, ceiling light.



BEDROOM TWO 9' 4" x 6' 9" (2.84m x 2.06m)

Carpet, radiator, double-glazed window to front aspect, ceiling light.

BEDROOM THREE 9' 4" x 6' 9" (2.84m x 2.06m)

Carpet, radiator, built-in over-stairs cupboard, double-glazed window to side aspect, ceiling light.

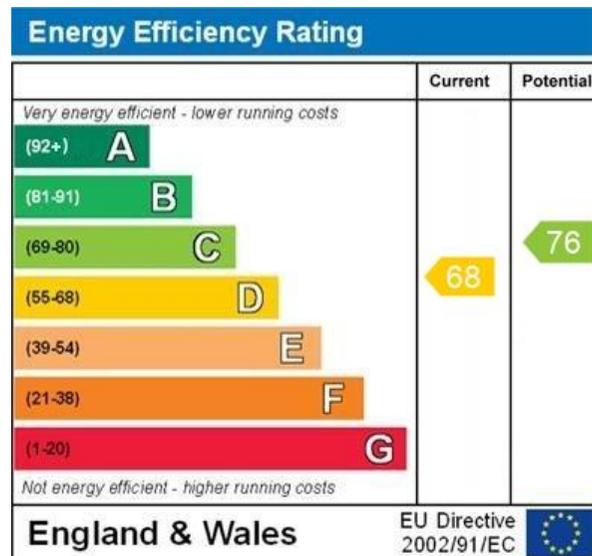
BATHROOM

Vinyl floor, part-tiled walls, panel radiator, bathroom suite comprising low-level flush WC, pedestal sink with stainless steel taps, panel enclosed bath with stainless steel taps, double-glazed obscure window to side aspect, ceiling light.



EXTERNAL SPACE

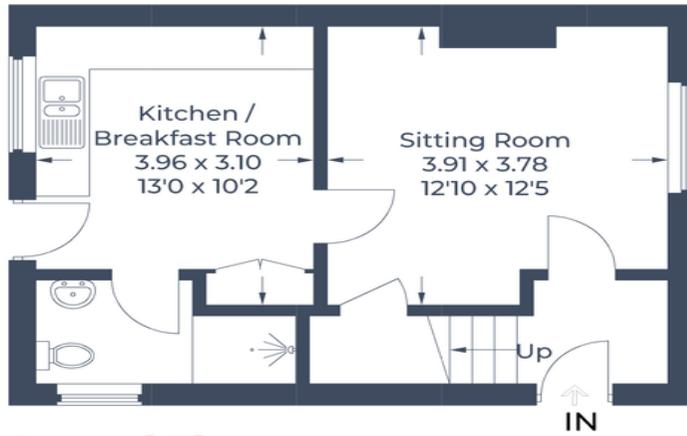
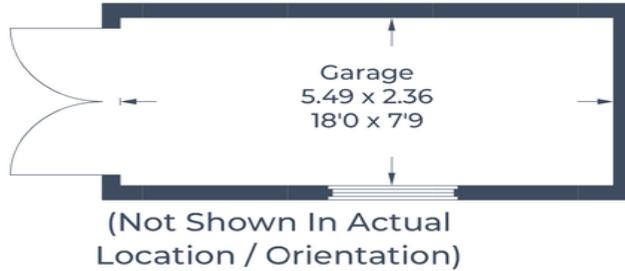
The spacious rear garden is laid to lawn, ideal for entertaining, and features mature shrubs and flowers, patio, side entrance gate, outside tap, timber garage (12.9 sq m) with parking to front. The front garden is fenced and laid to lawn with the potential to convert into a further driveway.



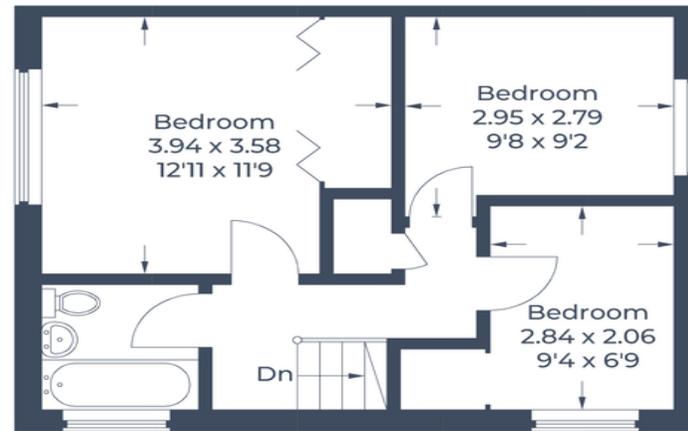
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Approximate Gross Internal Area
 Ground Floor = 35.5 sq m / 382 sq ft
 First Floor = 38.8 sq m / 418 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 87.2 sq m / 939 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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