



Wheatley Road, WELWYN GARDEN CITY AL7 3LQ

welcome to

Wheatley Road, WELWYN GARDEN CITY

A well-presented three-bedroom semi-detached family home, ideally situated just over a mile from Welwyn Garden City town centre and the mainline railway station, offering direct services to London King's Cross and Moorgate. Swallow Dell Primary School is within easy walking distance, making this an excellent choice for families. The ground floor comprises a welcoming entrance hall, cloakroom, bright and spacious lounge, dining room, fully fitted kitchen, utility room, and a conservatory overlooking the rear garden. On the first floor, there are two well-proportioned bedrooms and a modern shower room. A staircase leads to the loft-converted principal bedroom, which benefits from its own en-suite facilities. Externally, the property enjoys both front and rear gardens, together with a driveway providing off-street parking. This attractive home offers versatile living accommodation in a convenient and sought-after location, close to local amenities, schools, and excellent transport links.



Cloakroom

Tiled flooring, W/C, wash hand basin.

Lounge

Double glazed window, laminate wood flooring, radiator on wall.

Dining Room

Wooden flooring, wall radiator.

Kitchen

Laminate wood flooring, fully fitted kitchen, integrated dishwasher, gas hob, electric oven.

Utility Room

Door to front/back, tiled flooring, radiator.

Conservatory

French door to garden, laminate wood flooring, radiator.

Landing

Double glazed window to side, carpet.

Bedroom One

Double glazed window to rear, velux window to front, carpet, eaves storage, radiator.

En-Suite

Tiled flooring, W/C, shower cubicle, wash hand basin, heated towel rail.

Bedroom Two

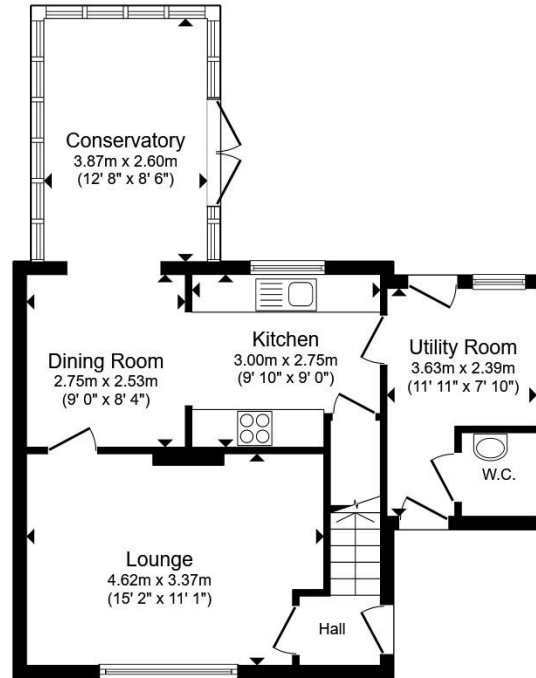
Double glazed window to front, carpet, radiator.

Bedroom Three

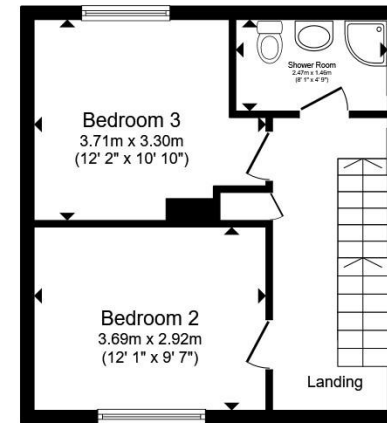
Double glazed window to rear, carpet, radiator.

Shower Room

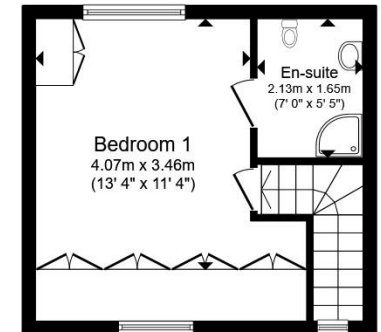
Double glazed window, fully tiled, shower cubicle, wash hand basin, W/C, heated towel rail.



Ground Floor



First Floor



Second Floor

Total floor area 114.7 m² (1,235 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



welcome to

Wheatley Road, WELWYN GARDEN CITY

- Semi-Detached House
- Three Bedrooms
- Shower Room, En-Suite and Cloakroom
- Driveway
- Conservatory

Tenure: Freehold EPC Rating: D
Council Tax Band: D



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£525,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN109937 - 0003

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