



Connells

Batford Close
Welwyn Garden City

Batford Close Welwyn Garden City AL7 2LQ

for sale
£450,000



Property Description

Located in the highly sought-after Panshanger area, this attractive three-bedroom semi-detached family home offers spacious, well-presented accommodation close to excellent schools, supermarkets, and local amenities.

The bright and generous living spaces make this an ideal home for modern family life. Both the living room and kitchen extend from the front of the property to the rear, creating a sense of space and providing excellent areas for relaxing, dining, and entertaining.

The property has been lovingly maintained throughout and benefits from gas central heating and newly fitted carpets, giving a fresh and modern feel.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, all presented in excellent condition and ready for immediate occupation.

Outside, the mature rear garden provides a private and attractive outdoor space that is easy to maintain, making it ideal for families and those looking to enjoy outdoor living without extensive upkeep.

Combining comfort, practicality, and a desirable residential location, this fantastic home is perfect for growing families or buyers seeking a property that is ready to move straight into.

Kitchen

17' 6" x 9' 6" (5.33m x 2.90m)

Lounge

17' 7" x 9' 6" (5.36m x 2.90m)

Utility

7' 1" x 4' (2.16m x 1.22m)

Bedroom 1

15' 1" x 9' 8" (4.60m x 2.95m)

Bedroom 2

11' 6" x 9' 9" (3.51m x 2.97m)

Bedroom 3

9' 11" x 7' 9" (3.02m x 2.36m)

Bathroom

6' 7" x 5' 8" (2.01m x 1.73m)

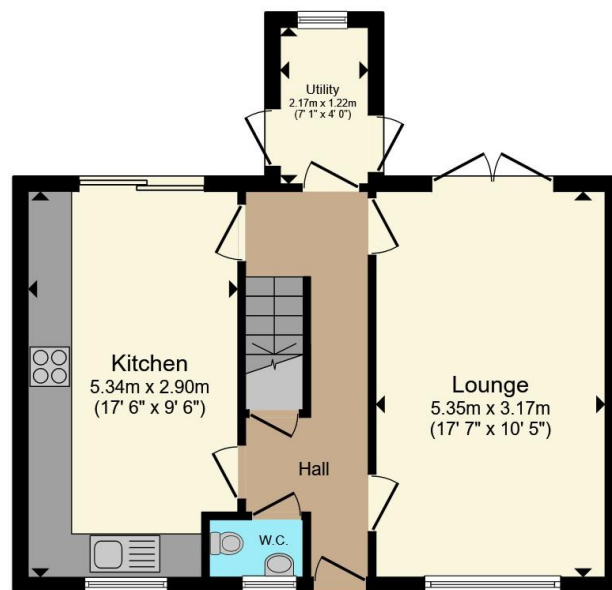
Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

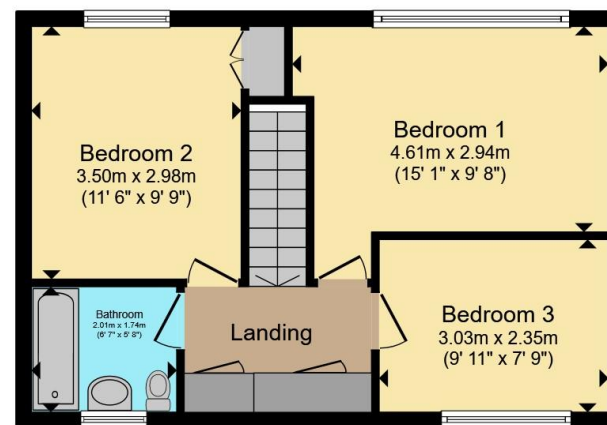








Ground Floor



First Floor

Total floor area 87.7 m² (944 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

Connells

To view this property please contact Connells on

T 01707 322 903

E welwyngardencity@connells.co.uk

38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307509



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307509 - 0002