



**Bryan Bishop**  
*and partners*

**Guessens Grove**  
**Welwyn Garden City, AL8 6RF**

# Guessens Grove

## Welwyn Garden City, AL8 6RF

### Summary

Situated within a prime West Side location just a stone's throw from the heart of the Garden City town centre and close to renowned schooling is this well presented terraced family home. Internal accommodation to the ground floor consists living room, modern fitted kitchen/dining room and a downstairs cloakroom. First floor boasts three very good sized bedrooms and family bathroom. Externally the property comprises a well maintained laid to lawn rear garden and residents permit parking to the front.

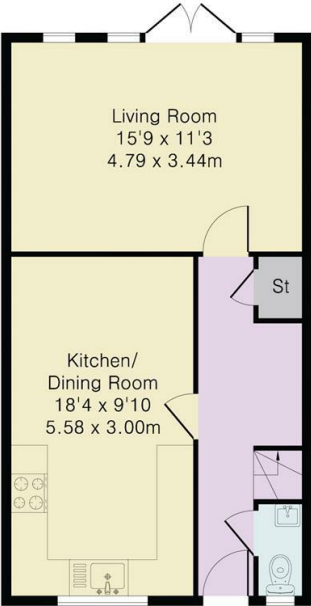
**THE AREA:** Situated in a prime sought after West Side location and within a stone's throw of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose and Marks & Spencer. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Renowned local primary and secondary schooling, Gosling Sports Park, local sports clubs and The Campus West for entertainment, theatre, cinema and library are all within walking distance



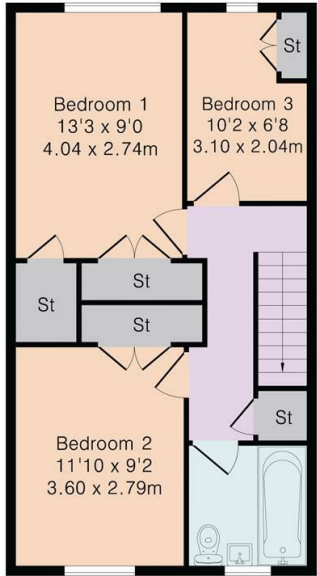
**Approximate Gross Internal Area 938 sq ft - 88 sq m**

Ground Floor Area 469 sq ft – 44 sq m

First Floor Area 469 sq ft – 44 sq m



Ground Floor



First Floor



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
92 plus) A	88
(81-91) B	
(69-80) C	
(55-60) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
75	
England & Wales	EU Directive 2002/91/EC



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