



Connells

Blythway
Welwyn Garden City



Property Description

Situated on a substantial corner plot, this fantastic three-bedroom family home offers an abundance of living space and exciting potential for those looking to modernise and personalise a property to their own taste.

The accommodation has been enhanced by a single-storey side extension, creating additional versatile living space, along with a conservatory to the rear overlooking the garden. A useful lobby area provides convenient access from the front of the property through to the rear, adding to the practicality of the layout.

At the heart of the home is a spacious kitchen/diner, offering ample room for family meals and entertaining guests. The generous accommodation continues upstairs, where the standout feature is the impressive principal bedroom, spanning the full depth of the property from front to back and providing a superb sense of space.

Outside, the large corner plot offers plenty of outdoor space and further scope for improvement or extension, subject to the relevant planning permissions.

Although the property would benefit from updating throughout, it presents a rare opportunity for buyers to put their own stamp on a well-proportioned family home in a desirable setting. Ideal for growing families, investors, or anyone seeking a project with significant potential, early viewing is highly recommended.



Kitchen

20' 7" x 8' 9" (6.27m x 2.67m)

Dining Room

14' 9" x 10' 6" (4.50m x 3.20m)

Living Room

14' 9" x 8' 10" (4.50m x 2.69m)

Utility Room

7' 9" x 6' 4" (2.36m x 1.93m)

Conservatory

16' 6" x 7' 7" (5.03m x 2.31m)

Bedroom 1

15' 5" x 10' 9" (4.70m x 3.28m)

Bedroom 2

12' 7" x 8' 9" (3.84m x 2.67m)

Bedroom 3

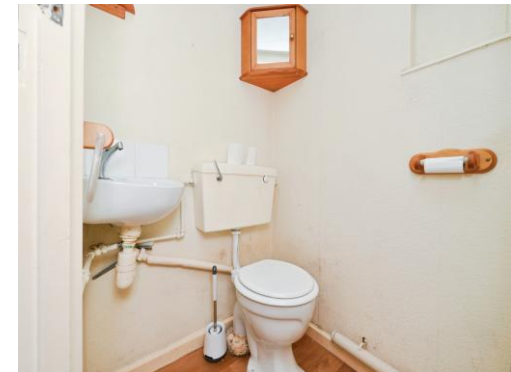
8' 9" x 8' 9" (2.67m x 2.67m)

Shower Room

6' 3" x 5' 11" (1.91m x 1.80m)

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.

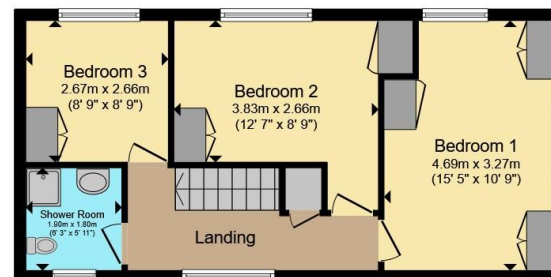








Ground Floor



First Floor

Total floor area 121.1 m² (1,304 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

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307801



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