**Rivenhall End, Welwyn Garden City AL7 2PJ**

william h brown

***welcome to***

## Rivenhall End, Welwyn Garden City

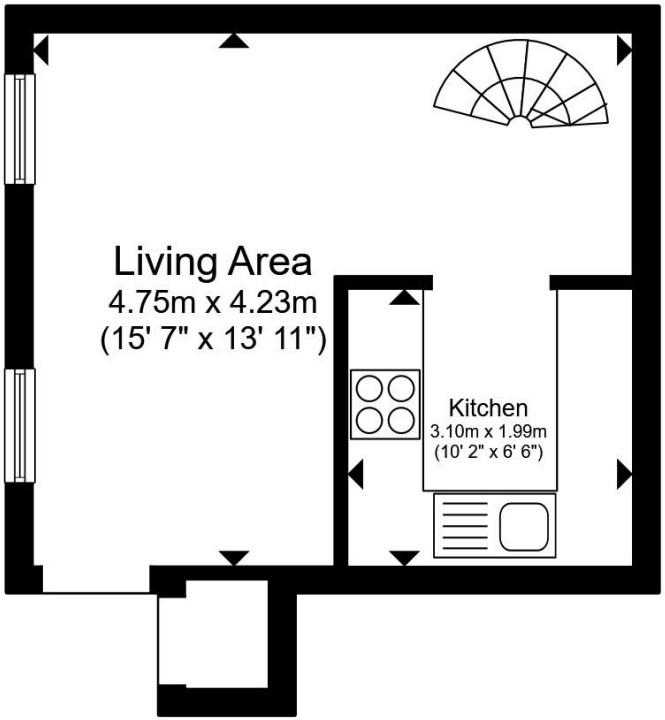
A rare opportunity to acquire this charming one bedroom home, ideally situated in the peaceful and sought-after Panshanger area of Welwyn Garden City. The ground floor features a bright and spacious open-plan living and dining area, seamlessly flowing into a well-appointed fitted kitchen with a range of wall and base units. Upstairs, the property offers a generous double bedroom with dual-aspect windows, allowing plenty of natural light, along with a recently refitted three-piece bathroom. The property also benefits from a newly installed boiler, providing added peace of mind for prospective purchasers. Externally, this fantastic home benefits from off-street parking for two vehicles and a private rear garden, providing the perfect space for relaxation and outdoor entertaining. Conveniently located close to local amenities, highly regarded schools, shops, and excellent transport links, this property is perfectly suited to first-time buyers, downsizers, and investors alike. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

**Lounge**
Double glazed window to front, carpet, radiator.

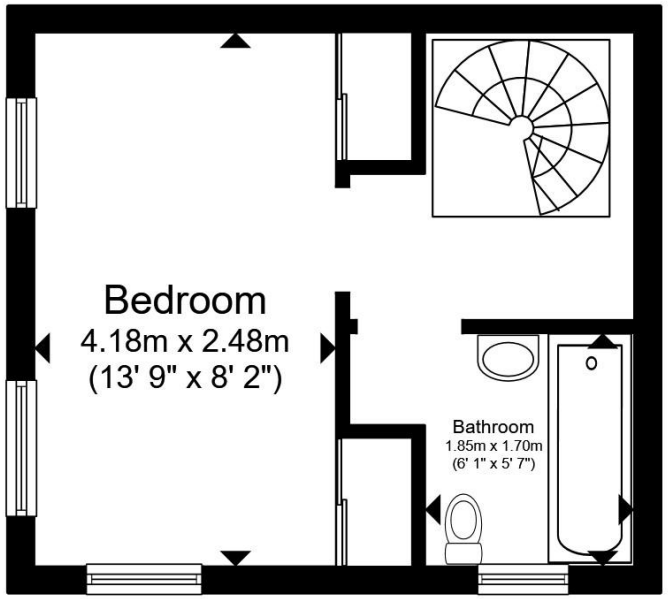
**Kitchen**
Double glazed window, lino flooring, sink/drainer, extractor fan, wall and base units, space for appliances.

**Bedroom**
Dual aspect double glazed windows, laminate wood flooring, built in wardrobe, radiator.

**Bathroom**
Double glazed window, tiled flooring, W/C, wash hand basin, bath.




**Ground Floor**




**First Floor**

Total floor area 40.8 m² (439 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

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# Rivenhall End, Welwyn Garden City

- One Bedroom House
- End of Terrace
- Off Street Parking for Two Cars
- Dual Aspect Bedroom
- Private Rear Bathroom

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

offers in excess of

## £260,000

Please note the marker reflects the postcode not the actual property

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william h brown

**01707 324361**

WelwynGardenCity@williamhbrown.co.uk

53 Wigmores North, WELWYN GARDEN CITY, Hertfordshire, AL8 6PG

**williamhbrown.co.uk**

The Property Ombudsman

Property Ref:
WGN109964 - 0003

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