



Boundary Lane, WELWYN GARDEN CITY AL7 4DY

welcome to

Boundary Lane, WELWYN GARDEN CITY

A well-presented three-bedroom semi-detached family home, ideally situated close to local schools, shops, and excellent commuter links via the A1(M) and M25. The property also offers easy access to Welwyn Garden City town centre and mainline train station, providing fast and convenient connections into London. Internally, the accommodation comprises an entrance hall, a bright and spacious dual-aspect lounge with doors opening into the conservatory, and a fully fitted kitchen. To the first floor, there are three well-proportioned bedrooms, all benefitting from fitted wardrobes, along with a modern family bathroom. Externally, the property features both front and rear gardens, with the rear garden including a substantial shed for additional storage. A driveway to the front provides off-street parking for up to two vehicles. Further benefits include double glazing and gas central heating throughout.



Lounge

Double glazed window to side and rear, carpet, radiator.

Kitchen

Double glazed window and door to rear, tiled flooring, radiator, gas hob, electric oven, sink/drain, serving hatch, wall and base units.

Conservatory

Doors to rear garden.

Bedroom One

Double glazed window to front, carpet, storage cupboard, built in wardrobe.

Bedroom Two

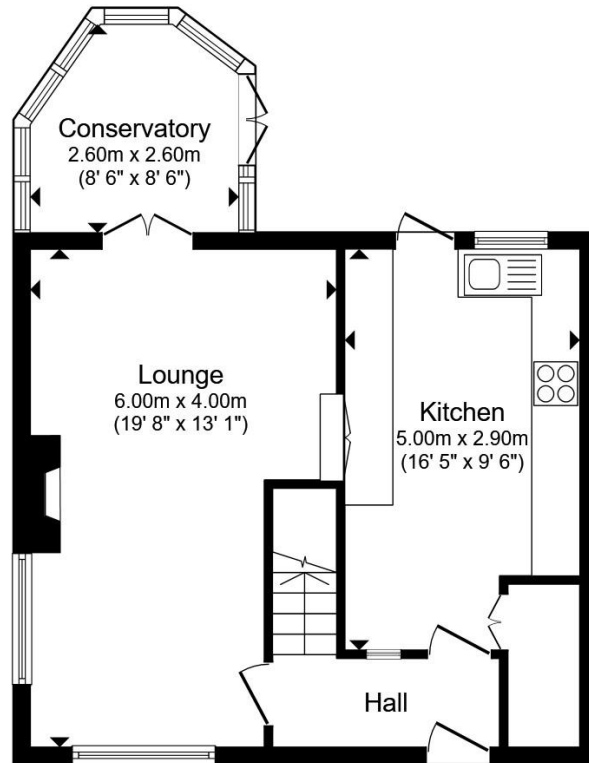
Double glazed window to front and side, carpet, radiator, built in storage.

Bedroom Three

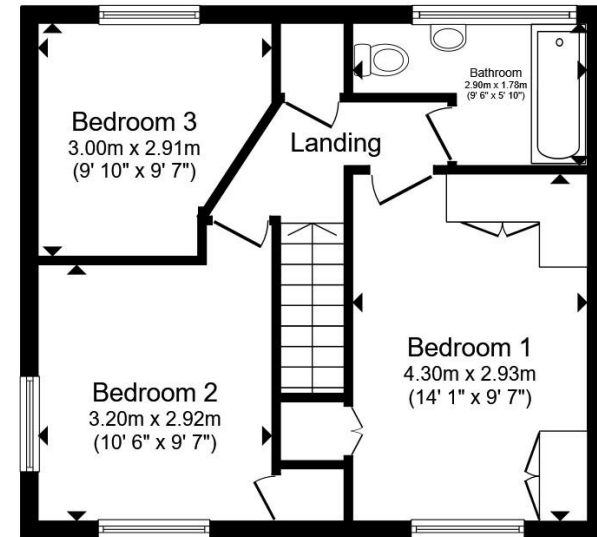
Double glazed window to front, carpet, radiator, built in wardrobe.

Bathroom

Double glazed window to rear, laminate wood flooring, heated towel rail, bath, W/C, wash hand basin.



Ground Floor



First Floor

Total floor area 91.5 m² (985 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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welcome to
**Boundary Lane,
WELWYN GARDEN CITY**

- Semi Detached House
- Three Bedrooms
- Driveway
- Conservatory
- Close to Local Amenities

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



offers in excess of
£400,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN109796 - 0002

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