



**Lodgefield, Welwyn Garden City AL7 1SE**

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## Lodgefield, Welwyn Garden City

This beautifully presented three-bedroom mid-terraced home is located in the highly sought-after Haldens area of Welwyn Garden City. The ground floor features a welcoming entrance hall, a spacious lounge with French doors opening onto the rear garden, and a fully fitted kitchen/dining room ideal for family living and entertaining. Upstairs, the property offers three well-proportioned bedrooms, a modern family bathroom, and separate W/C. Additional benefits include double glazing, gas central heating, and permit parking. The home is conveniently situated within walking distance of Welwyn Garden City town centre, which provides a wide range of shops, amenities, and the mainline train station with direct services to London King's Cross and Moorgate, making it perfect for commuters.



## Lounge

18' 1" x 12' 6" ( 5.51m x 3.81m )

Double glazed window to front, French door to garden, engineered wood flooring, radiator.

## Kitchen/Dining Room

16' 4" x 14' 9" ( 4.98m x 4.50m )

Double glazed window to rear, door to garden, laminate wood flooring, gas hob, integrated electric oven/dishwasher/washing machine.

## Landing

Double glazed window, carpet, airing cupboard.

## Bedroom One

11' 8" x 11' 1" ( 3.56m x 3.38m )

Dual aspect window, carpet, radiator.

## Bedroom Two

10' 7" x 10' 2" ( 3.23m x 3.10m )

Double glazed window to front, carpet, radiator, spotlights.

## Bedroom Three

10' 2" x 7' 2" ( 3.10m x 2.18m )

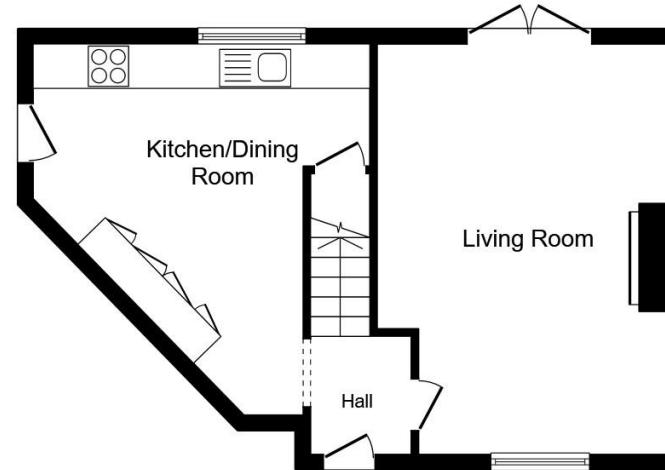
Double glazed window to rear, carpet, radiator.

## Bathroom

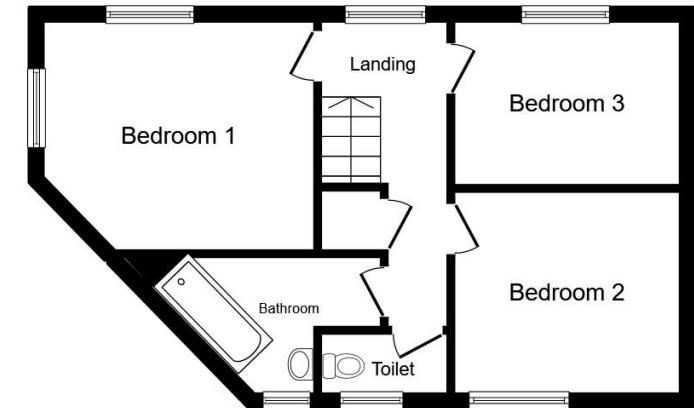
Double glazed window to front, tiled flooring, wash hand basin, heated towel rail, bath.

## Separate W/C

Double glazed window, W/C, radiator.



**Ground Floor**



**First Floor**

Total floor area 80.4 m<sup>2</sup> (866 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](http://www.propertybox.io)



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## Lodgefield, Welwyn Garden City

- Three Bedroom House
- Mid-Terrace
- Permit Parking
- Spacious Kitchen/Diner
- Large Living Room with French Doors to Garden

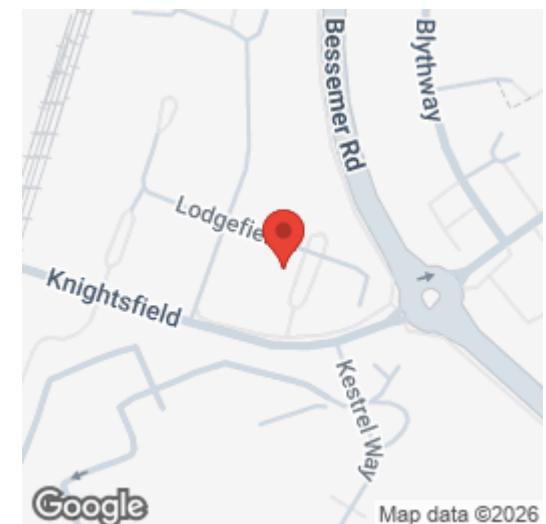
Tenure: Freehold EPC Rating: D

Council Tax Band: C



offers in excess of

**£400,000**



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Property Ref:  
WGN109535 - 0002

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Please note the marker reflects the postcode not the actual property

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