



Langstone Ley, Welwyn Garden City AL7 1FR

welcome to

Langstone Ley, Welwyn Garden City

This beautifully presented four-bedroom link-detached family home is ideally located within walking distance of Morrisons supermarket, Panshanger Parade and highly regarded primary and secondary schools. The property also benefits from easy access to Welwyn Garden City town centre, mainline rail services and excellent road links. The accommodation comprises a welcoming entrance hall, cloakroom, and a high-specification fitted kitchen featuring quartz worktops and a Quooker boiling water tap. The spacious living room and separate dining room provide excellent living and entertaining space, with the dining room offering direct access to the rear garden. Upstairs, the principal bedroom benefits from an en-suite shower room, complemented by three further well-proportioned bedrooms and a modern family bathroom. Externally, the property boasts an attractive rear garden, a garage and a double driveway with an EV charging point. Further benefits include gas central heating, double glazing throughout and a well-presented interior ready for immediate occupation. This is an excellent opportunity to acquire a spacious family home in a popular and convenient residential location.



Entrance Hall

Door to front, storage, laminate flooring.

Cloakroom

Laminate flooring, radiator, W/C, wash hand basin, splashback.

Lounge

Double glazed window to rear, laminate flooring, radiator x 2, wall lights.

Dining Room

Double glazed window to side and rear, laminate flooring, spotlights, doors to garden.

Kitchen

Double glazed window to front (bay window), sink/drain, integrated gas hob/electric oven, extractor, wall/base units, work surfaces.

Landing

Storage cupboard, carpet, loft access.

Bedroom One

Double glazed window to rear, laminate flooring, radiator, fitted wardrobes.

En-Suite

Double glazed window to rear, shower cubicle, W/C, wash hand basin, part tiled.

Bedroom Two

Double glazed window to rear, radiator, wooden flooring.

Bedroom Three

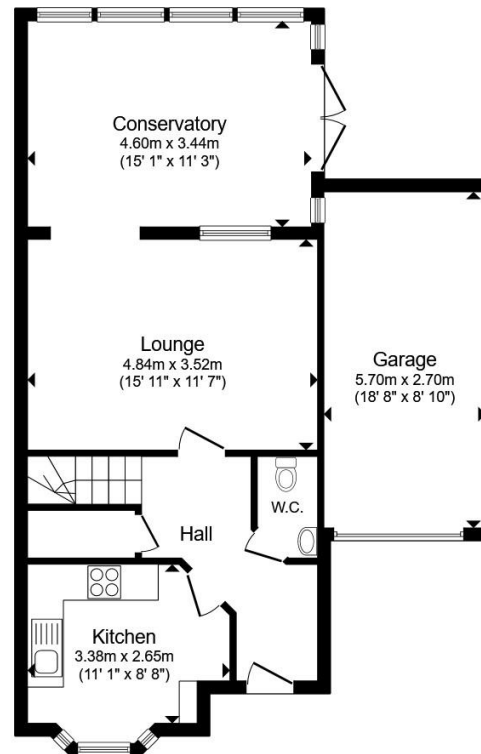
Double glazed window to front, laminate flooring, radiator.

Bedroom Four

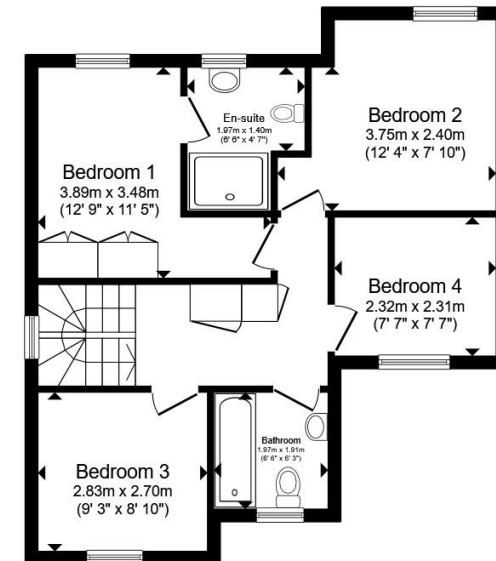
Double glazed window to front, laminate flooring, radiator, spot lights, loft access.

Bathroom

Traditional round double glazed window to front, bath with shower over, tiled flooring, radiator, W/C, wash hand basin.



Ground Floor



First Floor

Total floor area 124.4 m² (1,339 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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- Link Detached
- Four Bedrooms
- Garage & EV Charger
- Two Reception Rooms
- Downstairs Cloakroom

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



offers in excess of

£550,000



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Property Ref:
WGN110020 - 0005

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Please note the marker reflects the
postcode not the actual property