



**Woodhall Lane, Welwyn Garden City AL7 3TB**



*welcome to*

## **Woodhall Lane, Welwyn Garden City**

**\*\*\* SHARE OF FREEHOLD \*\*\*** This CHAIN FREE one bedroom ground floor maisonette with on street parking is located in the sought after Woodhall Lane. The property benefits from being under a mile from Welwyn Garden City Town centre and main line station in to London Kings Cross and Moorgate. The property comprises of entrance hall with storage cupboard, open plan lounge/kitchen with patio doors to the garden, bedroom with fitted wardrobes and bathroom. One of the standout features of this maisonette is its exceptionally spacious rear garden. Offering ample room for outdoor entertaining, gardening, or simply relaxing in privacy, the garden also benefits from convenient rear access, adding both practicality and appeal.



### Entrance Hall

Door to front, laminate flooring, storage cupboard.

### Lounge/Kitchen

14' x 11' ( 4.27m x 3.35m )

Double glazed window to side, patio doors to garden, laminate flooring, tiled, electric oven/hob, extractor, sink.

### Bedroom One

11' max x 10' max ( 3.35m max x 3.05m max )

Double glazed window to side x 2, laminate flooring, wardrobe.

### Bathroom

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



Total floor area 34.3 m<sup>2</sup> (369 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.focalagent.com](http://www.focalagent.com)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)





welcome to

## Woodhall Lane, Welwyn Garden City

- SHARE OF FREEHOLD
- CHAIN FREE
- Ground Floor Maisonette
- One Bedroom
- Private Rear Garden

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

offers in excess of  
**£200,000**



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
WGN109122 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property

  
william h brown



**01707 324361**



[WelwynGardenCity@williamhbrown.co.uk](mailto:WelwynGardenCity@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**