



Connells

Walnut Grove
Welwyn Garden City



Property Description

GUIDE PRICE £440,000 - £450,000

A beautifully presented three-bedroom end-of-terrace home, perfectly positioned on a quiet residential street in a highly sought-after location. This lovely family home has been thoughtfully extended to the rear, offering generous and versatile living space throughout.

To the front, there is ample parking for multiple cars, while the rear boasts a good-sized private garden. Inside, the property offers bright and welcoming accommodation, blending modern comfort with a warm and homely feel.

Situated in a prime position close to local schools, shops, and transport links, this home is perfect for families and commuters alike, combining convenience with peaceful surrounding



Entrance Hall

Stairs, cupboard, frosted double glazed window to the front. Radiator.

Lounge

12' 4" max x 19' 3" (3.76m max x 5.87m)
Double glazed window to the front, TV/ phone point, Radiator, electric fireplace.

Reception Room 2

13' 8" x 14' 2" (4.17m x 4.32m)
Four double glazed windows two to the side, two to the rear, radiator,

Kitchen

15' 8" x 9' 3" (4.78m x 2.82m)
Double glazed window to the rear, cupboards at wall and base level, stainless steel sink and drainer, room for fridge freezer, washing machine and dishwasher, electric oven and hob with extractor overhead. Understairs cupboard.

First Floor

Landing

Boiler housed in airing cupboard, loft access.

Bedroom 1

9' 4" max x 13' 8" (2.84m max x 4.17m)
Double glazed window to the front, fitted wardrobes, radiator, over stairs cupboard.

Bedroom 2

9' 4" max x 12' 5" max (2.84m max x 3.78m max)
Double glazed window to the front, radiator.

Bedroom 3

9' 7" max x 9' 5" max (2.92m max x 2.87m max)
Double glazed window to the rear, radiator.

Bathroom

Double glazed window to the rear, low level w/c, pedestal wash hand basin, Bath tub with electric shower.

Outside

Front Garden

Driveway for three cars

Rear Garden

Paved, laid to lawn with garage and shared access.









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

To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY306971



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY306971 - 0020