



Newfields, Welwyn Garden City AL8 6YS

welcome to

Newfields, Welwyn Garden City

Situated in the highly desirable Newfields area on the West Side of Welwyn Garden City, this extended three-bedroom end-of-terrace home offers spacious and versatile accommodation in a particularly convenient family-friendly location. The property is ideally positioned for Applecroft and Stanborough Schools, while a variety of local amenities and recreational facilities are also within easy reach, including the Sports Park and picturesque Stanborough Lakes. Internally, the ground floor provides generous living space, with a comfortable lounge, separate dining/family room, fully fitted kitchen, useful utility room and a convenient downstairs cloakroom. The extended layout lends itself perfectly to modern family life, providing an excellent balance of living, entertaining and practical space. Upstairs are three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a driveway providing off-street parking, access to a garage offering valuable storage or workshop space, and a private rear garden that provides an ideal setting for relaxing, entertaining or enjoying time outdoors during the warmer months. Welwyn Garden City town centre and mainline train station are located within approximately 1.5 miles, while easy access to the A1(M) makes the property particularly well placed for commuters.



Cloakroom

Luxury vinyl flooring, W/C.

Lounge

Bay window, luxury vinyl flooring, wall radiator, gas fireplace.

Dining Room/Family Room

Luxury vinyl flooring, French doors to garden, radiator x 2.

Kitchen

Double glazed window, luxury vinyl flooring, sink/drain, wall and base units, space for appliances.

Utility Room

Double glazed window, luxury vinyl flooring, water softener.

Bedroom One

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

Bedroom Two

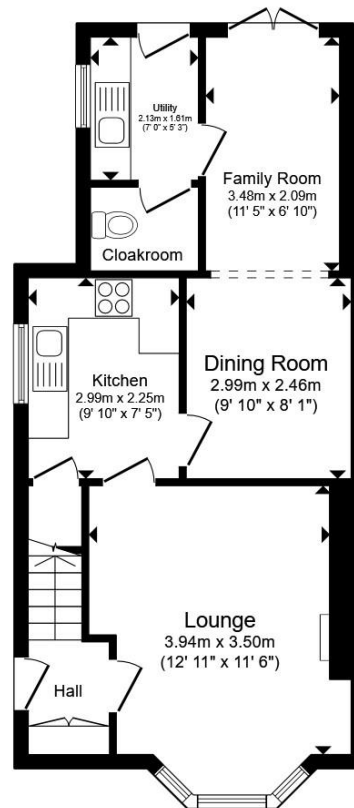
Double glazed window to rear, carpet, radiator.

Bedroom Three

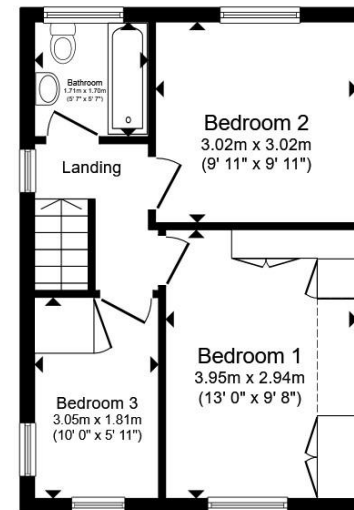
Dual aspect window, carpet, radiator, built in storage.

Bathroom

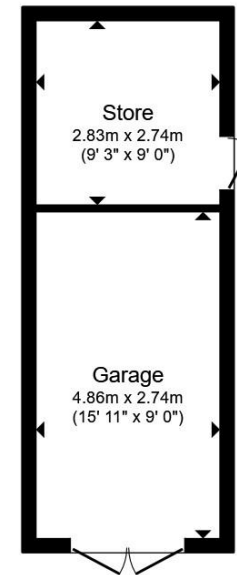
Double glazed window to rear, luxury vinyl flooring, bath, wash hand basin, W/C, heated towel rail.



Ground Floor



First Floor



Outbuilding

Total floor area 96.1 m² (1,035 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

Newfields, Welwyn Garden City

- Three Bedrooms
- End of Terrace House
- Driveway
- Utility Room
- Close To Highly Regarded Schools

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



guide price

£575,000



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Property Ref:
WGN110017 - 0002

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Please note the marker reflects the
postcode not the actual property