



**Connells**

Chambers Grove  
Welwyn Garden City



# Chambers Grove Welwyn Garden City AL7 4FQ

for sale  
**£450,000**



## Property Description

payable.

\*\*\* Guide Price £450,000- £475,000\*\*\*

An impressive, larger-than-average three bedroom end of terrace home, ideally positioned within this popular residential development and conveniently located close to Creswick Primary and Infant School.

The property offers well-balanced and generous living accommodation throughout. The ground floor features two reception rooms providing flexible space for both relaxing and entertaining, alongside a kitchen diner and a convenient guest cloakroom.

Upstairs, there are three well-proportioned bedrooms, with the main bedroom benefiting from an en suite shower room, complemented by a family bathroom.

Externally, the home enjoys a private rear garden, with a garage located en bloc close by and additional parking available. Further benefits include gas central heating, an Energy Rating of C and Council Tax Band E.

Available now, this property would make an ideal family home in a well-regarded and convenient location.

## Agents Notes

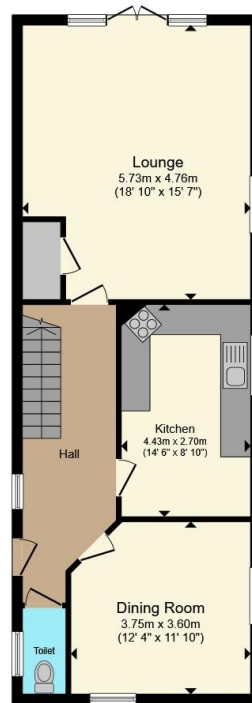
Our clients have informed us that there is a £50 per year estate management charge



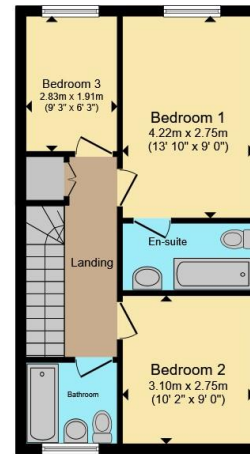








**Ground Floor**



**First Floor**

Total floor area 108.9 m<sup>2</sup> (1,173 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)

**Connells**

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WWY307519](http://connells.co.uk/Property/WWY307519)**



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.

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Property Ref: WWY307519 - 0008