



**Beechfield Road, Welwyn Garden City AL7 3RF**



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## **Beechfield Road, Welwyn Garden City**

Beautifully presented and ideally located, this charming three-bedroom mid-terrace home on the sought-after, tree-lined Beechfield Road in Welwyn Garden City offers the perfect blend of comfort, convenience and modern living. Situated less than a mile's walk from the town centre, train station, sports centre and the lovely local park, the property is superbly positioned for both everyday amenities and leisure. Fast trains into London take as little as 25 minutes, making it a fantastic choice for commuters. You'll also find a local shop and bus stop just moments away, adding even more convenience to this great location. Step inside to a welcoming entrance hall leading to a bright and spacious lounge, a fully fitted kitchen and a lovely conservatory that opens onto the garden — perfect for relaxing or entertaining. The ground floor also benefits from a practical utility/shower room, adding extra versatility to the layout. Upstairs, you'll find three generous bedrooms, a family bathroom and a fully boarded loft providing valuable additional storage. Outside, the property boasts a large rear garden with side access, ideal for outdoor living, along with a private driveway for two cars at the front. Beautifully maintained and ready to move into, this wonderful home offers space, style and an unbeatable location — a must-see property!



### Entrance Hall

Solid oak wood flooring, radiator.

### Utility/Shower Room

Double glazed window, W/C, wash hand basin, heated towel rail, shower.

### Lounge

12' 4" x 11' 4" ( 3.76m x 3.45m )

Double glazed window to front, solid oak wood flooring, spotlights, radiator, log burner with limestone surround.

### Kitchen

12' 5" x 11' 8" ( 3.78m x 3.56m )

Granite tiled flooring, radiator, electric oven, gas hob, spotlights, integrated dishwasher, granite worktop.

### Conservatory

13' 3" x 11' 8" ( 4.04m x 3.56m )

Laminate wood flooring, radiator (own thermostat), electrics.

### Bedroom One

12' 3" x 10' 4" ( 3.73m x 3.15m )

Double glazed window to rear, carpet, radiator.

### Bedroom Two

12' 3" x 11' 4" ( 3.73m x 3.45m )

Double glazed window to front, carpet, radiator.

### Bedroom Three

12' 6" x 7' 9" ( 3.81m x 2.36m )

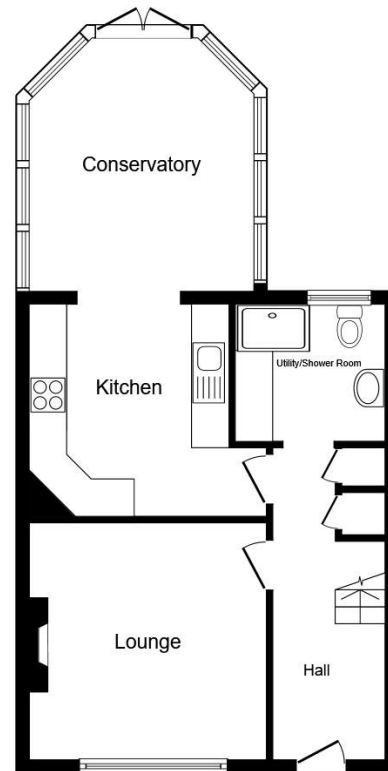
Double glazed window to rear, carpet, radiator, storage cupboard.

### Bathroom

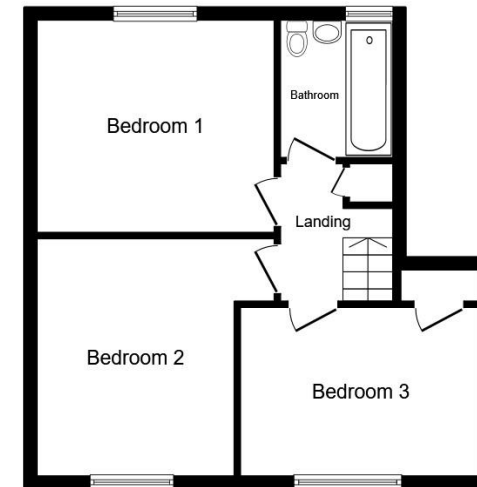
Double glazed window to rear, bath with shower over, wash hand basin, W/C, heated towel rail.

### Loft

Fully boarded, loft ladder, boiler.



**Ground Floor**



**First Floor**

Total floor area 102.3 m<sup>2</sup> (1,101 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)





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## Beechfield Road, Welwyn Garden City

- Mid Terraced House
- Three Bedrooms
- Utility/Shower Room
- Driveway For Two Cars
- Conservatory

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



guide price

**£475,000**



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Property Ref:  
WGN109542 - 0004

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Please note the marker reflects the  
postcode not the actual property