



Beechfield Road, Welwyn Garden City AL7 3RF



welcome to

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)

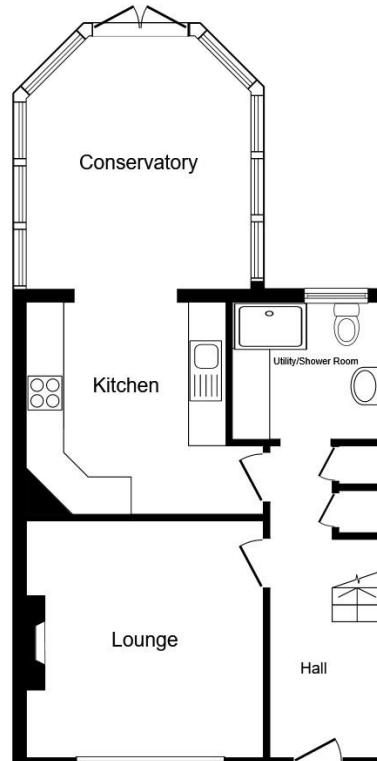
Double glazed window to rear, carpet, radiator, storage cupboard.

Bathroom

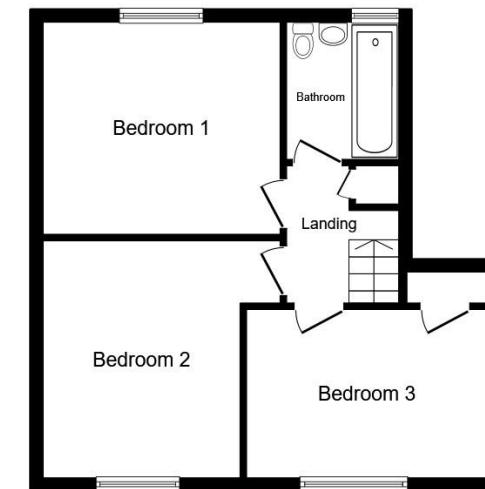
Double glazed window to rear, bath with shower over, wash hand basin, W/C, heated towel rail.

Loft

Fully boarded, loft ladder, boiler.



Ground Floor



First Floor

Total floor area 102.3 m² (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



welcome to

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



check out more properties at williamhbrown.co.uk

Please note the marker reflects the postcode not the actual property



Property Ref:
WGN109542 - 0004

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.

 **william h brown**



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk