



**Thistle Grove, WELWYN GARDEN CITY AL7 4AL**



**welcome to**

## **Thistle Grove, WELWYN GARDEN CITY**

This three bedroom end of terrace house is ideally located close to Moneyhole Park, The Commons Nature Reserve and Hall Grove shops, and within walking distance to Welwyn Garden City town centre with great commuter links via the A414, A1(M) and mainline rail links into London. The ground floor comprises of a lounge with patio doors leading to the rear garden and fully fitted kitchen/dining room with integrated appliances and space for fridge freezer. The first floor includes three excellent sized bedrooms and family bathroom. Externally the property boasts front and rear garden, shared driveway and garage.



### Entrance Hall

Double glazed window and door to front, carpet.

### Lounge

12' x 20' ( 3.66m x 6.10m )

Double glazed window to front, patio doors to rear, carpet, fireplace.

### Kitchen/Dining Room

9' x 15' ( 2.74m x 4.57m )

Double glazed window to side and rear, double glazed door to side, lino flooring, integrated oven/hob/dishwasher/washing machine, sink/drainage, space for fridge freezer, radiator, spotlights, storage cupboard.

### Landing

Loft access, combi-boiler in loft.

### Bedroom One

12' x 10' ( 3.66m x 3.05m )

Double glazed window to front, laminate flooring, radiator.

### Bedroom Two

12' max x 9' max ( 3.66m max x 2.74m max )

Double glazed window to rear, carpet, radiator.

### Bedroom Three

10' 11" x 6' ( 3.33m x 1.83m )

Double glazed window to side and front, laminate flooring, radiator.

### Bathroom

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



**Ground Floor**



**First Floor**

Total floor area 80.6 m<sup>2</sup> (868 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.focalagent.com](http://www.focalagent.com)



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## Thistle Grove, WELWYN GARDEN CITY

- End of Terrace House
- Three Bedrooms
- Driveway and Garage
- Close to Local Amenities
- Easy Access to Town Centre and Train Station

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



Offers In Excess Of

**£425,000**



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Property Ref:  
WGN109163 - 0003

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Please note the marker reflects the  
postcode not the actual property

  
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