



**Carve Ley, Welwyn Garden City AL7 3HJ**

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## **Carve Ley, Welwyn Garden City**

This three bedroom mid-terraced family home is located within easy reach of popular primary and secondary schools and great commuter links via the A414, A1(M), M25 and main line rail links in to London. Internally the property offers an entrance hall, lounge with sliding doors to rear garden and fully fitted kitchen. The first floor boasts three bedrooms and family bathroom. In addition, the property benefits from double glazing and gas central heating throughout. Externally the property offers on street parking with front and rear gardens.



### Entrance Hall

Double glazed door to front, lino flooring, radiator.

### Lounge

16' x 12' ( 4.88m x 3.66m )

Double glazed window to front, sliding doors to garden, carpet, fireplace.

### Kitchen/Dining Room

16' 10" x 10' 9" ( 5.13m x 3.28m )

Double glazed window to rear, door to garden, tiled flooring, sink/drain, integrated gas hob/electric oven/extractor, space for washing machine/fridge freezer.

### Landing

Double glazed window to rear, carpet.

### Bedroom One

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

Double glazed window to front, carpet, radiator, loft access, storage cupboard with boiler.

### Bedroom Two

7' x 10' ( 2.13m x 3.05m )

Double glazed window to front, carpet, radiator.

### Bedroom Three

7' x 9' ( 2.13m x 2.74m )

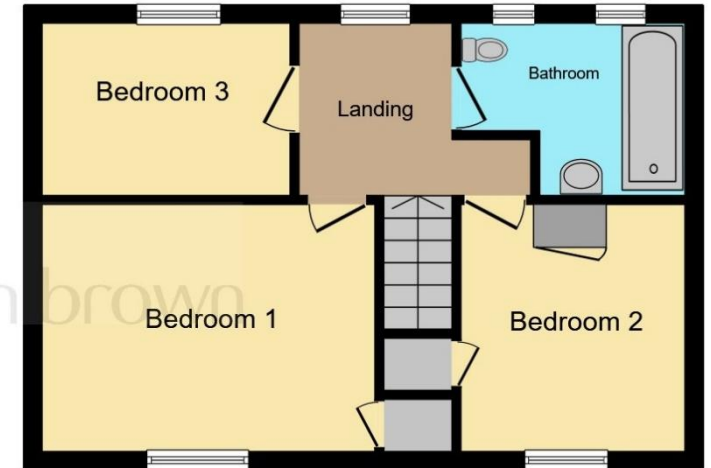
Double glazed window to rear, carpet, radiator.

### Bathroom

Double glazed window to rear x 2, tiled flooring, spotlights, W/C, wash hand basin, bath with shower over.



**Ground Floor**



**First Floor**

Total floor area 75.2 m<sup>2</sup> (809 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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## Carve Ley, Welwyn Garden City

- Three Bedrooms
- Mid-Terrace
- On Street Parking
- Large Rear Garden
- Close to Town Centre & Station

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



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**£350,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
WGN109136 - 0006

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