



Ludwick Way, WELWYN GARDEN CITY AL7 3QG

william
h brown

welcome to

Ludwick Way, WELWYN GARDEN CITY

This two-bedroom mid-terraced home is perfectly positioned close to local amenities, including shops, schools, and bus routes, and is just a short walk from the vibrant town centre and mainline train station with direct links into London. Excellent commuter connections via the A414, A1(M), and M25 make this an ideal location for professionals and families alike. The property features an inviting entrance hall, a spacious living room with French doors opening onto the rear garden, and a fully fitted kitchen offering ample storage and space for appliances. Upstairs, you'll find two generously sized bedrooms and family bathroom. Additional benefits include double glazing throughout, gas central heating, front and rear gardens, and garage en bloc.



Entrance Hall

Laminate wood flooring, radiator.

Lounge

14' 4" x 11' 8" (4.37m x 3.56m)

French doors to garden, laminate wood flooring, storage cupboard, radiator.

Kitchen

9' 9" x 5' 9" (2.97m x 1.75m)

Double glazed window to front, tiled flooring, sink/drainer, radiator.

Bedroom One

11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed window to front, laminate wood flooring, radiator.

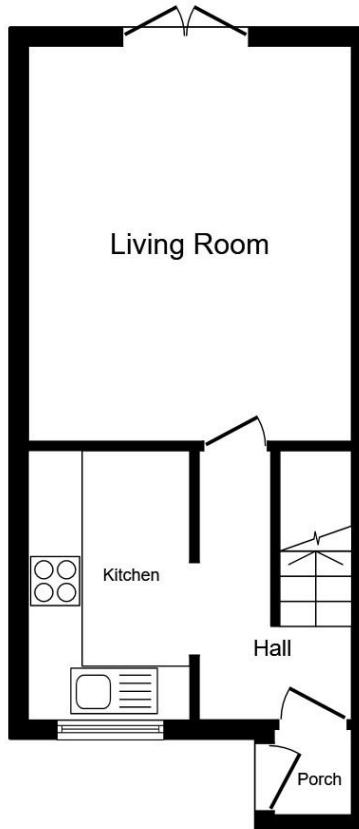
Bedroom Two

10' 5" x 6' 5" (3.17m x 1.96m)

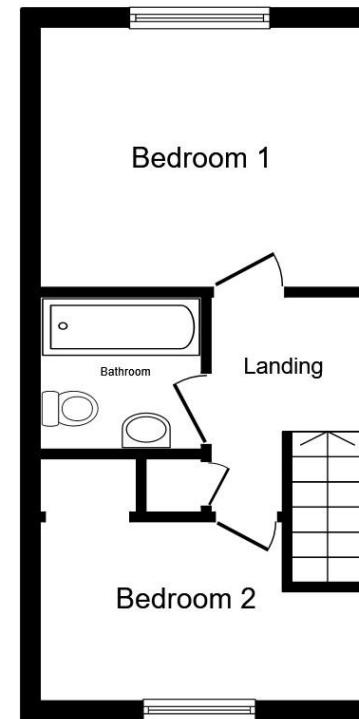
Double glazed window to rear, laminate wood flooring, built in cupboard, radiator.

Bathroom

Tiled flooring, W/C, wash hand basin, bath, heated towel rail.



Ground Floor



First Floor

Total floor area 54.9 m² (591 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



check out more properties at williamhbrown.co.uk



welcome to

Ludwick Way, WELWYN GARDEN CITY

- Mid-Terrace House
- Two Bedrooms
- Garage En Bloc
- Double Glazing Throughout
- Gas Central Heating

Tenure: Freehold EPC Rating: C

Council Tax Band: C



offers in excess of

£350,000



check out more properties at williamhbrown.co.uk

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.



Property Ref:
WGN109502 - 0003

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.

Please note the marker reflects the postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk