



Applecroft Road, Welwyn Garden City AL8 6LA

welcome to

Applecroft Road, Welwyn Garden City

This CHAIN FREE three-bedroom end-of-terrace home is located in the highly desirable Westside of Welwyn Garden City, offering an ideal balance of convenience, comfort and leafy suburban living. The property opens with a welcoming entrance hall, downstairs shower room and two well-proportioned reception rooms, providing flexible space for family living, entertaining or home working. A fully fitted kitchen sits at the heart of the home and flows through to a bright and airy conservatory, creating a lovely spot to relax while enjoying views of the rear garden. Upstairs, the first floor offers two spacious double bedrooms, both benefiting from built-in storage, along with a well-sized third bedroom and a family bathroom.

Externally, the property features front and rear gardens, offering potential for landscaping or outdoor dining, as well as the added convenience of off-street parking. Perfectly placed for commuters, the home provides easy access to the A1(M), A414, and M25, and is only a short walk from Welwyn Garden City town centre, with its wide range of shops, restaurants and amenities. Set within one of the town's most sought-after neighbourhoods, this is an excellent opportunity for families or professionals seeking a well-connected home in a peaceful and prestigious location.



Shower Room

Double glazed window, electric shower, W/C, wash hand basin.

Lounge

12' 7" x 12' 5" (3.84m x 3.78m)

Double glazed window to front, wooden flooring, gas fire place (back boiler), radiator.

Dining Room

11' 11" x 10' 7" (3.63m x 3.23m)

Double glazed window to rear, carpet, radiator.

Kitchen

11' 7" x 7' 8" (3.53m x 2.34m)

Door to conservatory, tiled flooring, sink/drain, extractor fan, space for appliances, wall and base units.

Conservatory

15' 5" x 11' 7" (4.70m x 3.53m)

French doors to garden, radiator.

Bedroom One

13' 7" x 11' 10" (4.14m x 3.61m)

Double glazed window to rear, carpet, built in storage x 2, radiator.

Bedroom Two

12' 5" x 10' 2" (3.78m x 3.10m)

Double glazed window to front, carpet, built in wardrobe, radiator.

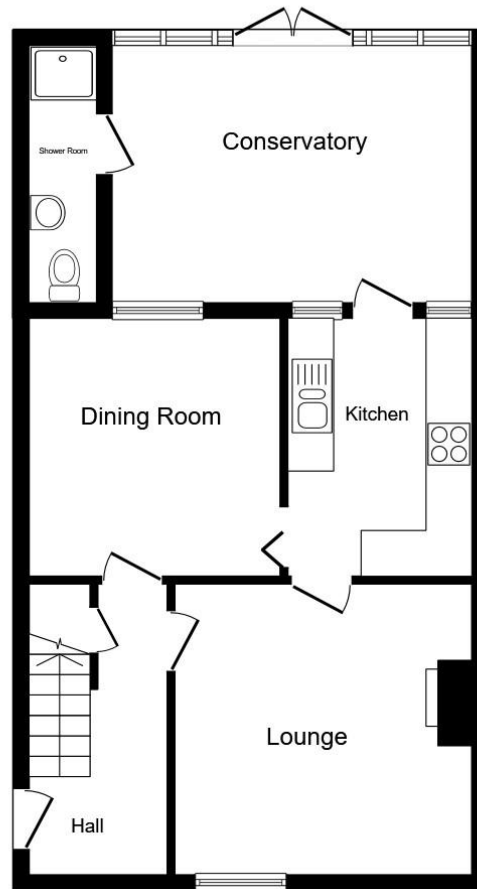
Bedroom Three

9' 7" x 7' 1" (2.92m x 2.16m)

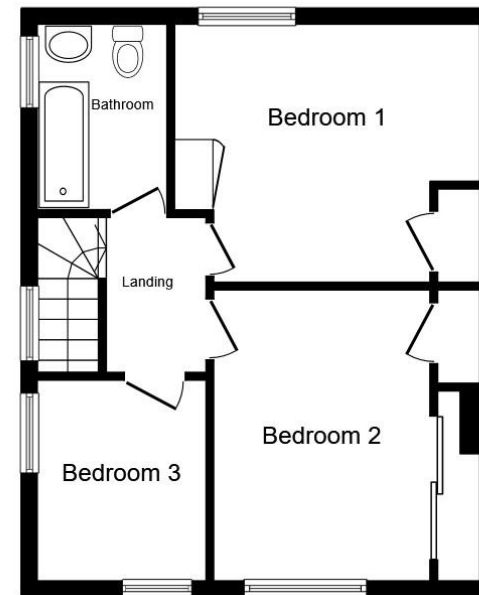
Double glazed window to front and side, carpet, radiator.

Bathroom

Double glazed window, carpet, radiator, wash hand basin, W/C, bath.



Ground Floor



First Floor

Total floor area 105.3 m² (1,133 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

Applecroft Road, Welwyn Garden City

- CHAIN FREE
- Off Street Parking
- Three Bedrooms
- Downstairs Shower Room
- Two Reception Rooms & Conservatory

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



guide price

£550,000



check out more properties at williamhbrown.co.uk



Property Ref:
WGN109513 - 0003

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

Please note the marker reflects the
postcode not the actual property