



Connells

Daniells
Welwyn Garden City



Property Description

GUIDE PRICE £375,000 - £390,000

We are delighted to present this well presented three bedroom family home, ideally located in the popular Panshanger area.

The property offers spacious and well balanced accommodation throughout, finished to a high standard and ready to move straight into. The ground floor comprises a bright and comfortable living space, a modern kitchen/dining area, a convenient downstairs WC and a separate utility room, adding practicality for day to day living.

Upstairs, the property features three well proportioned bedrooms, including a particularly large principal bedroom offering a generous and relaxing space. A modern family bathroom completes the first floor.

Externally, the property continues to impress with a good sized rear garden, perfect for both families and entertaining. The patio area features a sunken fire pit, creating a standout outdoor space ideal for socialising and enjoying evenings outside.

Situated within Panshanger, the property benefits from close proximity to highly regarded local schools, as well as easy access to local amenities, Welwyn Garden City town centre and transport links.

Kitchen/ Dining Room

15' 9" x 10' 9" (4.80m x 3.28m)

Living Room

15' 9" x 15' 6" (4.80m x 4.72m)

Bedroom 1

15' 11" x 10' 11" (4.85m x 3.33m)

Bedroom 2

9' 7" x 7' 6" (2.92m x 2.29m)

Bedroom 3

9' 9" x 8' 2" (2.97m x 2.49m)

Bathroom

9' 6" x 4' 10" (2.90m x 1.47m)

Utility Room

7' 5" x 5' 8" (2.26m x 1.73m)









Total floor area 86.0 m² (926 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



To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307609



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307609 - 0012