



Woodhall Lane, Welwyn Garden City AL7 3TG

welcome to

Woodhall Lane, Welwyn Garden City

Situated on the highly sought-after Woodhall Lane, this beautifully presented three-bedroom mid-terraced family home is ideally located less than a mile from Welwyn Garden City town centre and mainline station, offering excellent links into London King's Cross and Moorgate. The ground floor accommodation comprises a welcoming lounge, a convenient downstairs cloakroom, and a spacious modern kitchen fitted with a range of wall and base units. Integrated appliances include a dishwasher, electric oven, and gas hob. Double doors lead from the kitchen into a bright conservatory, providing additional living space and offering direct access to the rear garden. To the first floor are three well-proportioned bedrooms, all served by a generous three-piece family bathroom. Externally, the property benefits from a private front driveway providing off-street parking for several vehicles. The rear garden is well maintained and features patio and lawn areas, along with a useful storage shed, making it ideal for both families and entertaining. This attractive home combines space, location, and convenience, and is perfectly suited to modern family living.



Cloakroom

Tiled flooring, W/C, wash hand basin.

Lounge

12' 6" x 11' 6" (3.81m x 3.51m)

Double glazed window to front, wooden flooring, log burner.

Kitchen

16' 1" x 10' 6" (4.90m x 3.20m)

Double glazed window to rear, tiled flooring, integrated dishwasher, electric oven, gas hob, sink, extractor fan, radiator.

Conservatory

10' 6" x 9' 2" (3.20m x 2.79m)

Tiled flooring, French doors, radiator.

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m)

Double glazed window to rear, carpet, radiator.

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed window to front, carpet, radiator.

Bedroom Three

9' 2" x 7' 10" (2.79m x 2.39m)

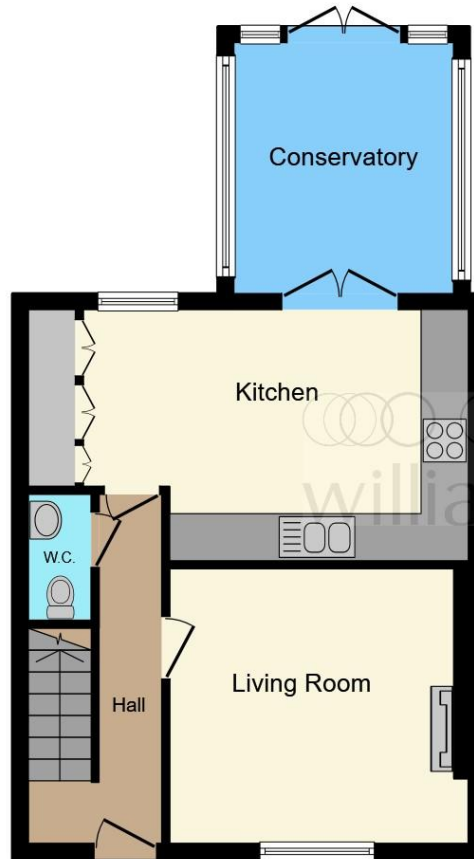
Double glazed window to front, carpet, radiator.

Bathroom

Double glazed window, tiled flooring, heated towel rail, W/C, wash hand basin, bath.

Loft

Boarded with storage space.



Ground Floor



First Floor

Total floor area 88.7 m² (955 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



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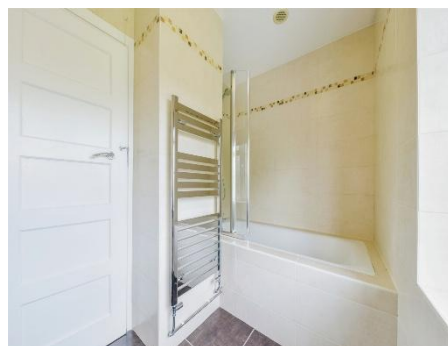
- Mid-Terrace House
- Three Bedrooms
- Off Street Parking for Two Cars
- Conservatory
- Downstairs Cloakroom

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



guide price

£500,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN109744 - 0003

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