



Not for marketing purposes INTERNAL USE ONLY

Hawbush Close
Welwyn



Property Description

GUIDE PRICE £260,000 - £280,000

Coming to the market for the first time in over 22 years, this beautifully presented one-bedroom maisonette offers a rare opportunity to acquire a much-loved home in a peaceful, elevated setting. Featuring its own private porch and front door, the property provides a welcoming sense of privacy and independence, while remaining close to local amenities, schools, transport links and surrounding countryside. Unallocated parking is available within the close.

Inside, the accommodation is modern and well planned. The stylish kitchen offers ample storage, a practical larder and a modern Baxi combi boiler. The spacious lounge is filled with natural light and features a cosy open fire, with patio doors leading directly to the private, low-maintenance rear garden. Enjoying a south-easterly aspect, the garden benefits from all-day sunshine and attractive far-reaching views.

The generous double bedroom overlooks the rear garden and features a walk-in wardrobe, while the contemporary bathroom is beautifully finished and includes both a bath and shower.

Storage is excellent throughout, with two full-length hallway cupboards, a brick-built en-bloc store and a further private storage room with light and power accessed from the porch, ideal for a freezer, tools or additional household items. Combining privacy, excellent storage, outdoor space and a convenient location, this charming home is perfectly suited to first-time buyers, downsizers or investors.



Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

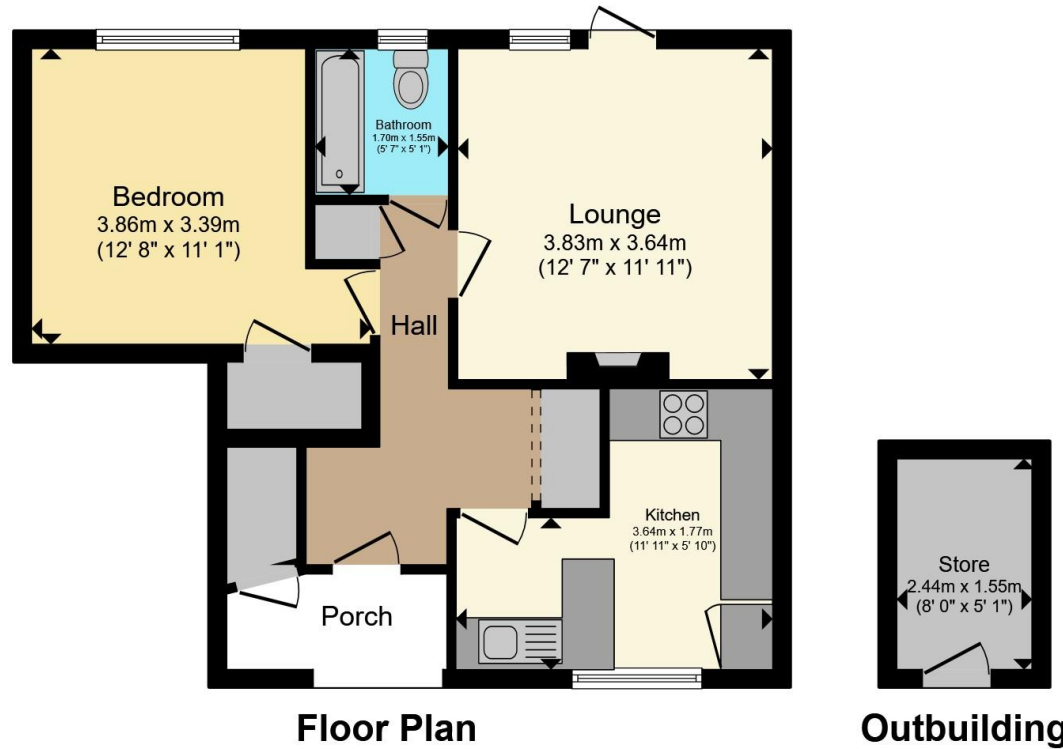
Lease Details

Local Authority Leasehold with 86 years remaining. Low running costs with a £300/year service charge, £10/year ground rent, and Council Tax Band C.









Total floor area 65.9 m² (709 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

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38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
 Band: C

Service Charge: 312.23 Ground Rent:
 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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