

Blythway, Welwyn Garden City AL7 1DJ

william h brown

welcome to

Blythway, Welwyn Garden City

This attractive three-bedroom mid-terrace family home is situated in the highly sought-after Haldens area of Welwyn Garden City and offers well-proportioned accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious lounge and a kitchen/dining room with sliding doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are three bedrooms, a family bathroom and a separate WC. Further benefits include double glazing, gas central heating and a garage. Ideally located, the property is within easy reach of local schooling, shops and amenities, while Welwyn Garden City town centre is just a short walk away, offering an extensive range of retail, leisure and dining facilities. The mainline railway station provides fast and frequent services into London King's Cross and Moorgate, making this an excellent choice for commuters and families alike.








Entrance Hall
Wooden flooring, storage cupboard x 2.

Lounge
Double glazed window to rear, laminate wood flooring, radiator, fireplace.

Kitchen/Diner
Double glazed window to front, sliding door to garden, tiled flooring, gas hob, extractor fan, sink/drainer, electric oven, radiator, wall and base units.

Landing
Airing cupboard.

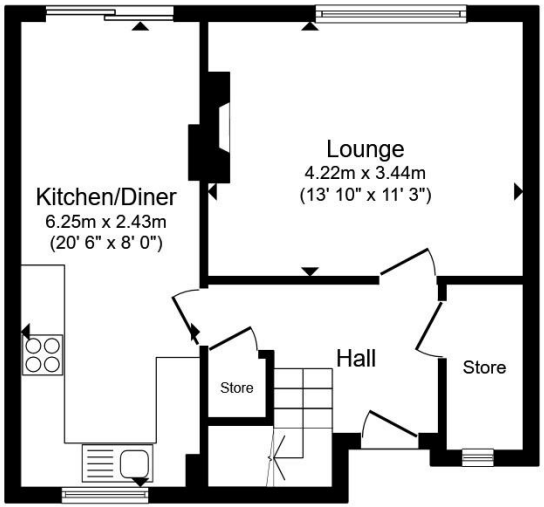
Bedroom One
Double glazed window to rear, carpet, radiator.

Bedroom Two
Double glazed window to rear, carpet, radiator.

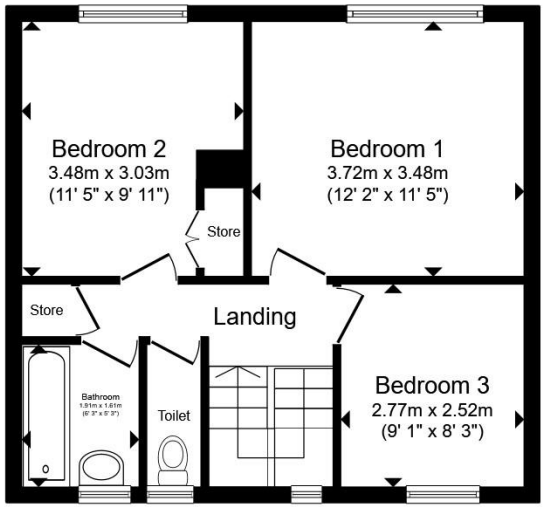
Bedroom Three
Double glazed window to front, wooden flooring, radiator.

Bathroom
Double glazed window, tiled flooring, bath, wash hand basin, heated towel rail.

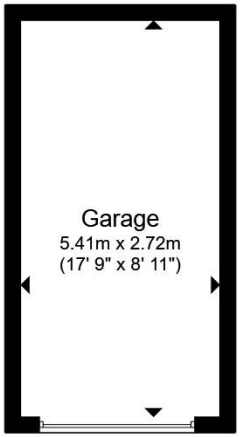
Separate W/C
Double glazed window, tiled flooring, separate W/C.



Ground Floor



First Floor



Garage

Total floor area 100.0 m² (1,076 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

william h brown

welcome to

Blythway, Welwyn Garden City

- Three Bedrooms
- Mid-Terrace House
- Garage & Allocated Parking
- Desirable Location

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







offers in excess of

£375,000









Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk

The Property Ombudsman

Property Ref:
WGN109628 - 0002

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

01707 324361

WelwynGardenCity@williamhbrown.co.uk

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

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.