Connells

Haymeads
Welwyn Garden City

Haymeads
Welwyn Garden City AL8 7AD

for sale offers in excess of
£375,000

Property Description

A beautifully presented and fully refurbished two double bedroom home, ideally positioned within a quiet cul-de-sac on the highly desirable west side of Welwyn Garden City.

The property has been significantly improved by the current owners and offers well-appointed accommodation throughout. The ground floor comprises large L shaped reception room, providing flexible living and dining space, alongside a fitted kitchen and useful utility/office area.

To the first floor are two generous double bedrooms, both benefitting from built-in storage, together with a modern family bathroom. Additional features include loft access and an airing cupboard.

Externally, the property enjoys attractive front and rear gardens, creating excellent outdoor space for entertaining, relaxing, or family life.

Ideally located within walking distance of both Welwyn Garden City and Welwyn North railway stations, as well as local amenities and highly regarded schooling, this is an excellent opportunity for first-time buyers, professionals and investors seeking a move-in ready home in a prime residential location.

Viewing is highly recommended.

Kitchen

9' x 8' 7" (2.74m x 2.62m)

Lounge

12' 2" x 11' 4" (3.71m x 3.45m)

Dining Area

8' 11" x 8' 8" (2.72m x 2.64m)

Study

10' 2" x 8' 1" (3.10m x 2.46m)

Bedroom 1

14' 5" x 9' 7" (4.39m x 2.92m)

Bedroom 2

10' 9" x 9' (3.28m x 2.74m)

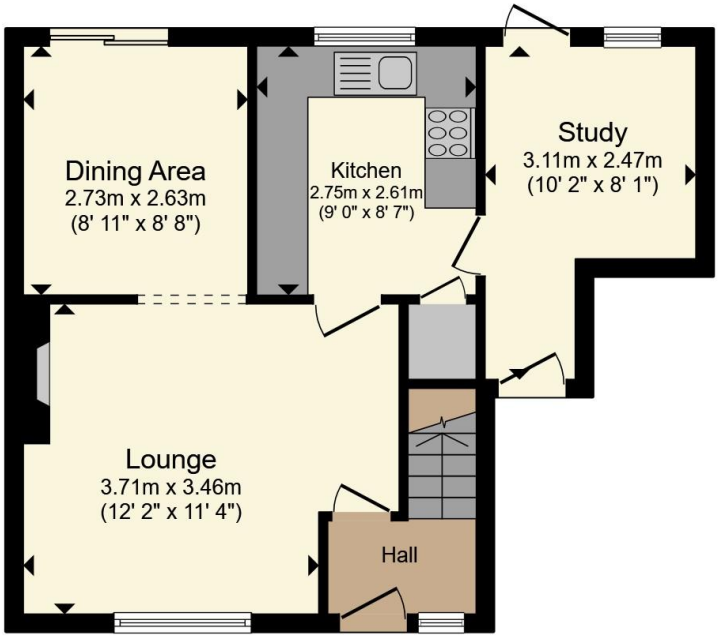
Bathroom

6' 4" x 6' 3" (1.93m x 1.91m)

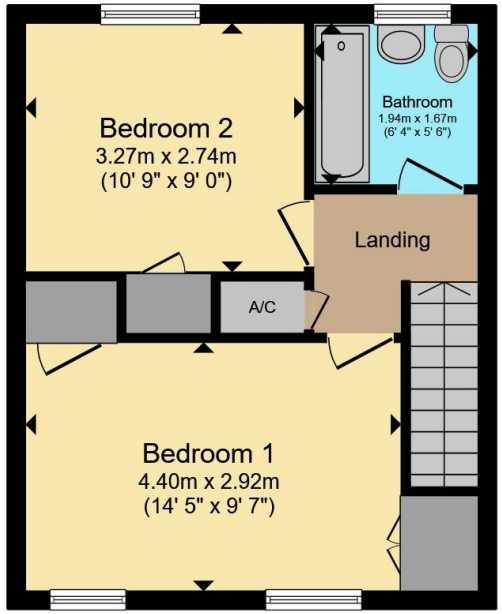
Buyers Note

*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.

WELCOME
WEDDING
GEORGIA
& SAM



Ground Floor



First Floor

Total floor area 78.7 m² (847 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: D

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307806

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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