



South Ley, Welwyn Garden City AL7 4JP



welcome to

South Ley, Welwyn Garden City

This impressive chain-free, double-fronted four-bedroom semi-detached home offers generous proportions throughout and an enviable position close to well-regarded schools, local amenities and major transport links via the A1(M) and M25. The ground floor provides a beautifully arranged layout, featuring a spacious lounge that flows seamlessly into a conservatory, a separate dining room ideal for entertaining, and a fully fitted kitchen complemented by a practical utility room. A guest cloakroom completes the accommodation on this level. On the first floor, four well-appointed and generously sized bedrooms are accompanied by a contemporary wet room. Externally, the property benefits from a private driveway offering off-street parking and a substantial north-facing rear garden, perfect for outdoor relaxation and family enjoyment. Additional features include double glazing, gas central heating and convenient access to Welwyn Garden City town centre and its mainline train station, providing fast and direct services into London.



Entrance Hall

Wooden flooring, radiator.

Cloakroom

Wooden flooring, W/C, wash hand basin.

Lounge

21' 1" x 10' 6" (6.43m x 3.20m)

Double glazed window to front, wooden flooring, radiator x 2, fireplace.

Dining Room

9' 9" x 9' 6" (2.97m x 2.90m)

Double glazed window to front, wooden flooring, radiator.

Kitchen

9' 8" x 9' 6" (2.95m x 2.90m)

Double glazed window to rear, wooden flooring, sink/drainer, electric oven, gas hob, wall and base units, space for appliances, boiler.

Utility Room

3' 3" x 2' 1" (0.99m x 0.64m)

Conservatory

Lino flooring.

Landing

Double glazed window to front, carpet, airing cupboard.

Bedroom One

11' 7" x 10' 7" (3.53m x 3.23m)

Double glazed window to front, carpet, radiator.

Bedroom Two

9' 9" x 9' 7" (2.97m x 2.92m)

Double glazed window to front, carpet, storage cupboard.

Bedroom Three

10' 5" x 9' 7" (3.17m x 2.92m)

Double glazed window to rear, carpet, radiator, storage cupboard.

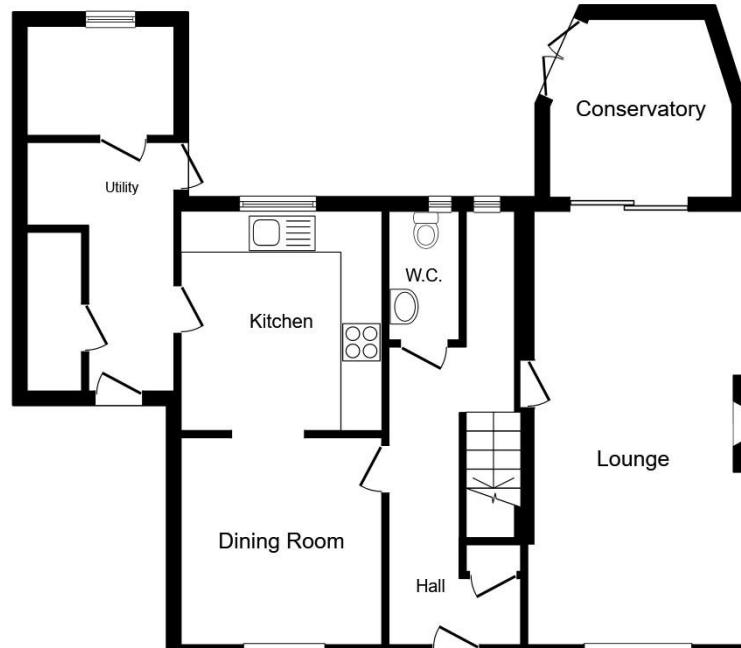
Bedroom Four

10' 7" x 8' 8" (3.23m x 2.64m)

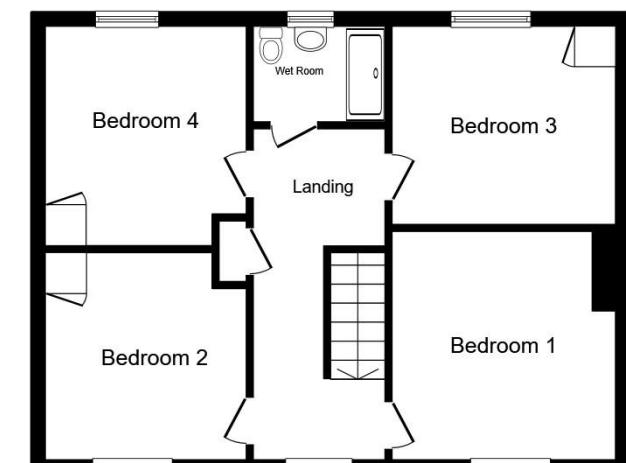
Double glazed window to rear, carpet, radiator, storage cupboard.

Wet Room

Double glazed window to rear, electric shower, W/C, wash hand basin, radiator.



Ground Floor



First Floor

Total floor area 123.9 m² (1,333 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



welcome to

South Ley, Welwyn Garden City

- CHAIN FREE
- Semi-Detached House
- Four Bedrooms
- Off Street Parking
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: D



offers in excess of

£550,000



check out more properties at williamhbrown.co.uk

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.



Property Ref:
WGN109575 - 0003

Please note the marker reflects the postcode not the actual property



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk