

FOR SALE

Offers Over £425,000 Freehold



WRIGHTS

# 7e Hall Grove, Welwyn Garden City, Hertfordshire, AL7 4PJ

- 2 DOUBLE BEDROOMS
- COMPLETE CHAIN ABOVE WITH ONE LINK
- 1 ALLOCATED PARKING SPACE
- WALKING DISTANCE TO LOCAL PARADE OF SHOPS
- OPEN PLANNED LIVING AND KITCHEN AREA
- 4 PIECE BATHROOM SUITE
- DOWNSTAIRS CLOAKROOM
- NHBC WARRANTY STILL REMAINING

WRIGHTS

**Wrights of W G C**  
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211  
wgc@wrightsof.com





## PROPERTY DESCRIPTION

**\*\* COMPLETED CHAIN WITH ONE LINK ABOVE \*\*** Discover this stunning MODERN TWO-BEDROOM END-OF-TERRACE family home, a true gem located on the edge of the BEEHIVE AREA of Welwyn Garden City. CONTEMPORARY DESIGN the property was built just a few years ago with NEW BUILD WARRANTY STILL REMAINING. Boasting a GREAT SIZED GARDEN with side access as well as ALLOCATED PARKING out on the front. SPACIOUS KITCHEN looking out to the front of the property with a range of WALL AND BASE UNITS and INTEGRATED APPLIANCES. OPEN PLANNED living/Dining room off the kitchen with patio doors leading to the garden. TWO GENEROUS SIZED BEDROOMS and a LARGE FAMILY BATHROOM with a 4 PIECE BATHROOM SUITE. An internal viewing is HIGHLY RECOMMENDED.



## ROOM DESCRIPTIONS

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### ACCOMMODATION

#### ENTRANCE HALL

UPVC front door with laminated flooring throughout.

#### CLOAKROOM

W/C with wash basin

#### KITCHEN

Double glazed UPVC windows to the front with integrated appliances and a wide range of wall and base units

#### LOUNGE

Large Patio doors leading to the garden

#### LANDING

Loft access, large storage cupboard with bedrooms and bathroom leading off

#### BEDROOM ONE

Large floor to ceiling windows facing the rear of the property

#### BEDROOM TWO

Large floor to ceiling windows looking out to the front of the property

#### BATHROOM

Large 4 piece bathroom suite with sink with vanity unit, W/C, Bath and shower unit

### OUTSIDE

#### GARDEN

Patio area with laid to lawn Grass with side access

### FRONT GARDEN

Allocated Parking

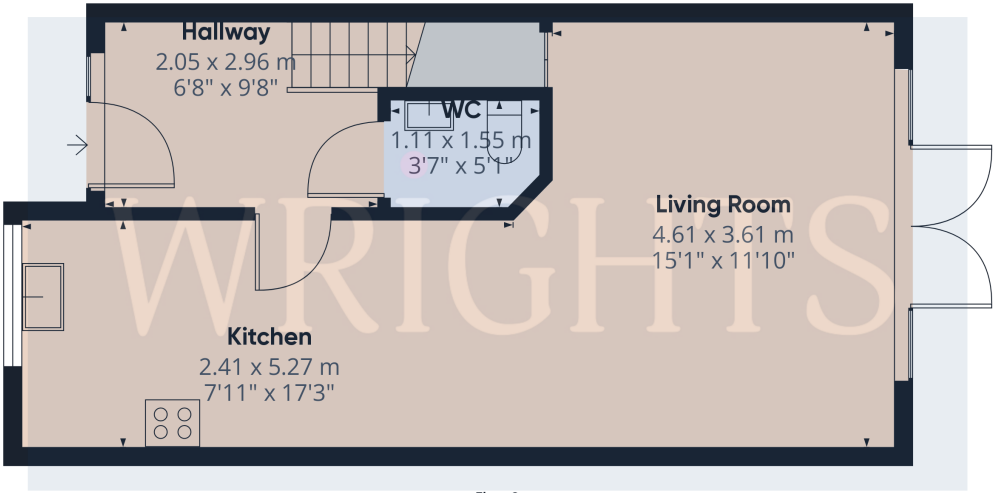
### COUNCIL TAX BAND D

£2,291.70

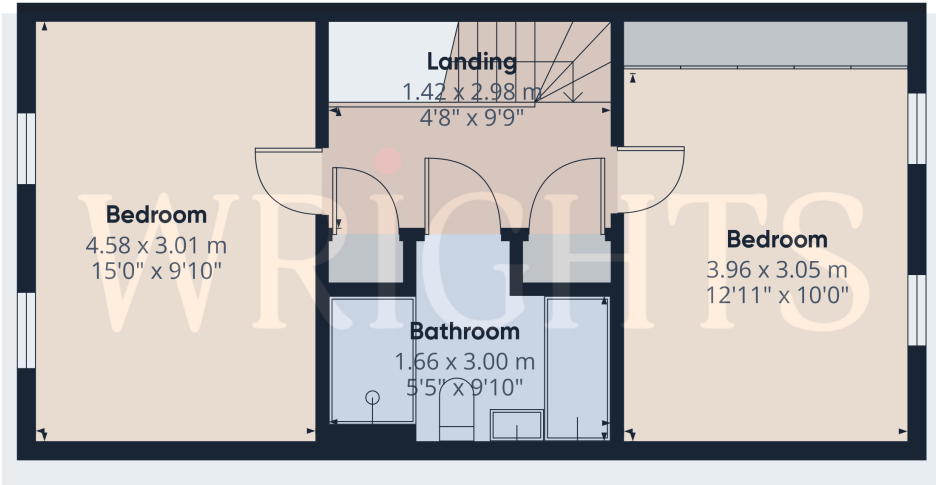
### ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.





Floor 0



Floor 1

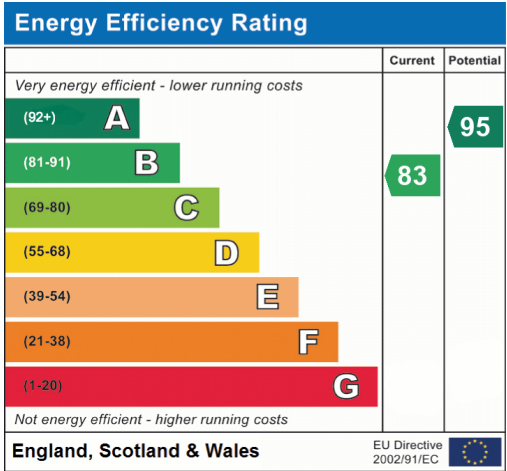
WRIGHTS

Approximate total area<sup>®</sup>  
78.85 m<sup>2</sup>  
848.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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