

Sandpit Road WELWYN GARDEN CITY £375,000

Freehold



2 bedrooms



1 bathroom



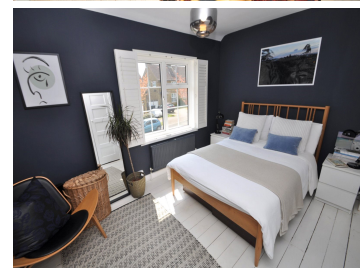
2 reception rooms



garden



parking



A stunning two bedroom Welwyn Garden City traditional 1930s SEMI DETACHED home, situated in a sought-after tree lined road within walking distance of the town centre. The property has a cottage feel and has been tastefully renovated by the current owners to keep within its traditional features with the added benefit of a GROUND FLOOR EXTENSION to create an entertaining kitchen/dining space with BI-FOLD doors leading to the beautiful 60ft garden. REPLACEMENT BOILER. The living room is a cosy and light space with a BAY WINDOW to front, complete with shutter blinds, original timber flooring and working open fire. Upstairs you will find TWO DOUBLE BEDROOMS with storage solutions and a neutral family bathroom suite. The garden is generous with hedged boundaries and a decking area for those summer gatherings. Gated side access to the front where sits a timber shed and driveway. The town centre is only a mile away, (15 minute walk) with the Mainline station serving Kings Cross in 27 minutes. There are a selection of Ofsted 'good' schools and amenities within a 10 minute walking distance. Energy rating D.

ABOUT THE PROPERTY

GROUND FLOOR

FIRST FLOOR

OUTSIDE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100) A			
(81 to 91) B			81
(69 to 80) C			
(55 to 68) D	66		
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

FLOOR PLAN



Total area: approx. 66.0 sq. metres (710.7 sq. feet)

Sandpit Road, WELWYN GARDEN CITY - continued...



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