

FOR SALE

£380,000 Freehold



Peartree Lane, Welwyn Garden City, Hertfordshire, AL7 3AJ

- COMPLETE CHAIN ABOVE WITH ONE LINK
- LANDSCAPED FRONT AND REAR GARDENS
- GROUND FLOOR W/C
- GATED REAR ACCESS PROVIDING OFF STREET PARKING
- A HOP SKIP AND JUMP FROM THE MAINLINE STATION
- END OF TERRACE
- CLOSE BY TO LOCAL AMENITIES
- FAMILY HOME

WRIGHTS

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

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

**** COMPLETE CHAIN WITH ONE LINK ABOVE **** This spacious three-bedroom home is situated in a popular residential area, just a short walk from the town centre and mainline station as well as being easily accessible to the A1M and A414. This home is situated behind a Hedgerow to create a private front garden hidden away from the roadside, which has been hard landscaped for easy maintenance and a large storage cupboard just next to the front door. The property offers 3 good-sized bedrooms upstairs and a great-sized kitchen and lounge with a downstairs W/C. The back garden has also been hard landscaped for easy maintenance and has the bonus of rear gates for off-street parking. Conveniently located, you'll find a renowned primary school right across the road, along with a convenience store and a doctor's office nearby.



ROOM DESCRIPTIONS

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Spacious hallway with living room and kitchen leading to a downstairs W/C and two great-sized storage spaces with a door leading out to the rear gardens.

KITCHEN

Great-sized kitchen area with a wide range of wall and base units with integrated white goods and a window to the rear garden.

LOUNGE

Welcome to a warm and inviting living room with windows out to the private front garden

FIRST FLOOR

LANDING

Stairs leading off to the three bedrooms and family bathroom

FAMILY BATHROOM

Half tiled bathroom with window to the rear with 3 piece bathroom suite comprising of bath with head over shower, low-level w/c and sink.

BEDROOM ONE

Spacious bedroom with fitted wardrobes and window to the front of the property

BEDROOM TWO

Great-sized second bedroom with fitted wardrobes supplying ample storage space and window to the rear of the property

BEDROOM THREE

Generously sized room with a window to the front of the property

OUTSIDE

REAR GARDEN

Recently landscaped rear garden offering low maintenance with rear gated access for off-street parking

COUNCIL TAX BAND C

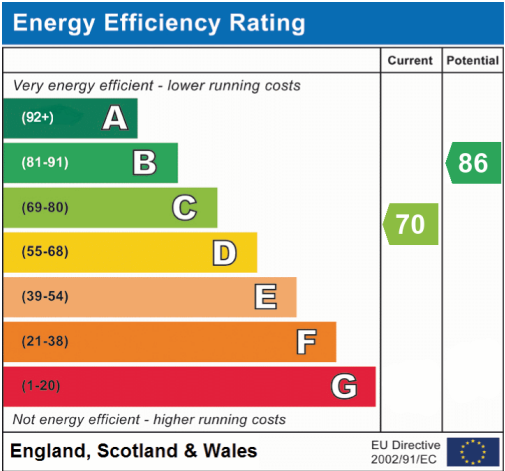
£2,037.07

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.



FLOORPLAN & EPC



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