



3 Salmon Close, WELWYN GARDEN CITY, Hertfordshire, AL7 1TR

- QUIET AND LEAFY CUL-DE-SAC
- 2 ALLOCATED PARKING SPACES
- 2 BEDROOM HOME
- SOUTH FACING GARDEN

- CLOSE BY TO LOCAL AMENITIES & SCHOOLS
- WALKING DISTANCE TO HALDENS SHOPS
- GROUND FLOOR W/C
- CLOSE TO WELWYN NORTH TRAIN STATION



PROPERTY DESCRIPTION

A TWO DOUBLE BEDROOM home situated in a quiet tree lined CUL-DE-SAC. Property benefits TWO ALLOCATED PARKING BAYS and a GROUND FLOOR CLOAKROOM W/C. This is the perfect home for any first time buyer or downsizer.

A bright through lounge diner overlooking a SOUTH FACING rear garden which has been carefully designed and maintained by the current homeowners. The property is not overlooked to the rear and has rear access to the road . Salmon Close is a small community which was constructed in 1994. Located within walking distance of both Welwyn North and Welwyn Garden City stations, commuting to London or nearby areas is effortless. Close by, you'll find the Haldens shops, offering all the everyday conveniences you could need. A selection of reputable schools is also within a short stroll, making this location perfect for families. For those who appreciate the beauty of nature, enjoy the scenic countryside walks in Tewin, where you can explore picturesque trails and enjoy the great outdoors. This property does need upgrading and modernising. Energy rating D.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

A warm welcome to the home with the stairs to the left leading upstairs.

GROUND FLOOR W/C

Off the entrance hall is a convenient w/c with hand basin.

LOUNGE DINER

Positioned to the rear of the property which has glass sliding doors opening into the the South facing garden.

KITCHEN

Range of wall and base units. Inset gas hob and undercounter oven. Space for a washing machine and fridge freezer. Newly replaced floor. Window aspect looks over the front elevation of the property.

FIRST FLOOR

LANDING

Spacious landing with the two bedrooms and bathroom leading off. There is loft access.

BEDROOM ONE

Generous double bedroom with South facing windows looking over the rear garden. Built in cupboards.

BEDROOM TWO

Spacious second bedroom with windows looking out onto the cul-de-sac. Built in cupboards.

FAMILY BATHROOM

Three piece white bathroom suite with shower over. New flooring.

OUTSIDE

GARDENS

Paved area as you step outside into the garden which is slightly terraced . Laid to lawn with rear access from the garden onto the road. Outside storage unit to the left of the front door.

PARKING ARRANGEMENT

Very rarely are there two allocated parking bays for most properties. One parking bay is conveniently in front of the property.

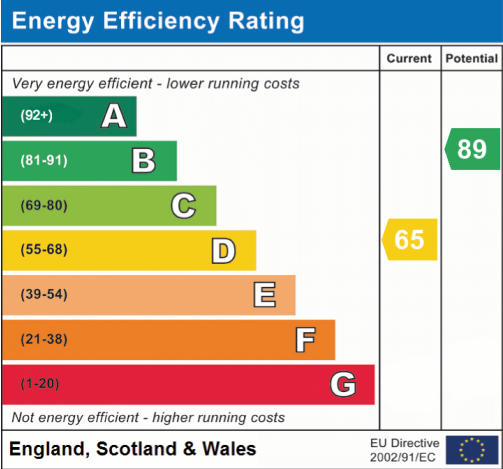
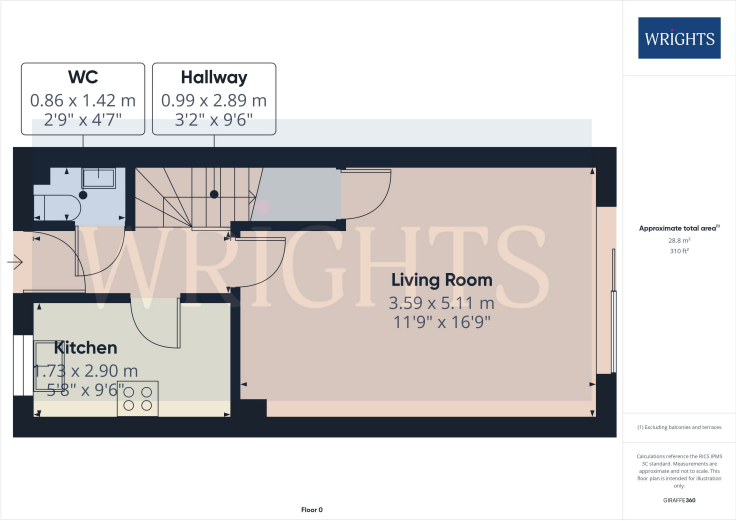
COUNCIL TAX BAND D

£2,333.00

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.





Welwyn Garden City
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