



# 78 Gresley Close, Welwyn Garden City, Hertfordshire, AL8 7QB

- CHAIN FREE
- FREEHOLD CLUSTER HOUSE
- END TERRACE AT THE END OF A PRIVATE CUL-DE-SAC
- PRIVATE PARKING AND GREEN SPACE TO ENJOY
- JUST YARDS FROM THE MAINLINE STATION AND TOWN
- WEST SIDE AL8 POSITION
- IDEAL FIRST TIME BUYERS OR INVESTMENT



## PROPERTY DESCRIPTION

---

**\*\*FREEHOLD HOUSE ON THE FRINGE OF THE TOWN CENTRE\*\*** A super rare opportunity has arisen to purchase this **TWO BEDROOM, END TERRACE CLUSTER HOUSE** at the **END OF A DESIRABLE WEST SIDE AL8 CUL-DE-SAC** just **YARDS FROM TOWN!** Never miss the train! Overlooking a private green space shared with just 3 homes, with the bonus of **PRIVATE PARKING**. Such a rare opportunity and an ideal starter home. With all the conveniences of the town centre on your doorstep, this is a must see property to appreciate the upgrades and rarity. An early viewing is advisable and an investor could achieve in the region of **£1250 PCM**.



## ROOM DESCRIPTIONS

---

### GROUND FLOOR

#### ENTRANCE HALL

An inviting welcome, the kitchen and living room are accessed off the hallway

#### LIVING ROOM

A spacious room which offer understairs storage and flexibility of different layout options with stairs leading to the first floor.

#### KITCHEN

A range of wall and base units with plenty of worktop space and a delightful view to the private garden from the windows.

### FIRST FLOOR

#### LANDING

All rooms coming of the landing with loft access

#### BEDROOM ONE

A great size principal bedroom with a double and single built in wardrobe. Large window looking onto the front private garden.

#### BEDROOM TWO

A good size single bedroom with views to the front private garden. Currently being used as a good sized private study.

#### BATHROOM

Three piece bathroom suite with shower over bath.

### OUTSIDE

#### FRONT GARDEN

Private maintained garden

### PARKING

One allocated parking space with additional visitors parking and street parking available (subject to permits)

### ADDITIONAL INFORMATION

#### SERVICE CHARGE

There is a annual service charge for the parking patrol and garden maintenance, currently £400 for the annum

#### COUNCIL TAX BAND C

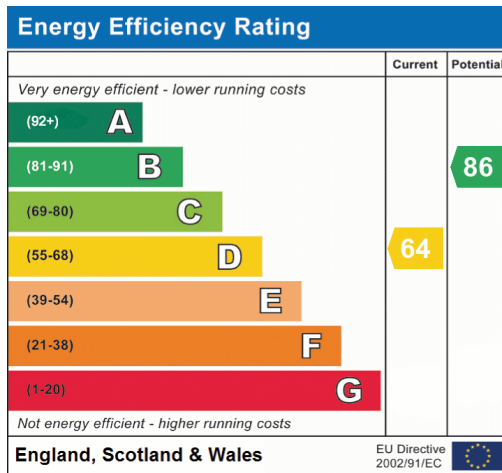
£1,941.47

#### ABOUT THE WEST SIDE

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. Surrounded by rolling Hertfordshire 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 it's a busy and bustling town with a selection of shops, the Howard Shopping Centre is located in the centre of Welwyn Garden City where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own quaint cinema in the town centre, showing the latest films.



# FLOORPLAN & EPC



Welwyn Garden City  
 36, Stonehills, Welwyn Garden City, AL8 6PD  
 01707 332211  
 wgc@wrightsof.com