



# Guessens Grove, Welwyn Garden City, Hertfordshire. AL8 6RF

- AVAILABLE FROM 27TH JUNE
- FURNISHED
- THREE BEDROOM HOUSE
- DOWN STAIRS CLOAKROOM
- EN-SUITE SHOWER ROOM
- CONSERVATORY
- WEST FACING REAR GARDEN
- WEST SIDE LOCATION
- CLOSE TO GOOD SCHOOLS
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION





## PROPERTY DESCRIPTION

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Available from 27th June on a furnished basis, this three bedroom family home located in the West side of Welwyn Garden City; situated within walking distance to the town centre and train station. The property comprises; Kitchen, lounge/diner, conservatory, downstairs cloakroom, three bedrooms, bathroom and en-suite shower room.

Guessens Grove is well situated close to lots of local amenities and good good schools including;

Local Supermarket 0.2 miles

Town Centre 0.3 miles

Applecroft Primary School 0.3 miles

Train Station 0.4 miles

Stanborough school 0.7 miles

Stanborough lakes and park 0.9 mil





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to ground floor rooms, stairs to first floor, with storage space under.

#### KITCHEN

3.39m x 2.81m (11' 1" x 9' 3")

Beautifully fitted Gloss kitchen comprising a range of wall and base units, integrated fridge/freezer, eye level double oven, washing machine. Window to the front aspect. Down lighting and undercounter lighting.

#### LOUNGE/DINER

5.55m x 3.39m (18' 3" x 11' 1")

'L' shaped room with a good space for dining table and lounge. Sliding doors leading to the conservatory.

#### CONSERVATORY

3.86m x 2.56m (12' 8" x 8' 5")

Wooden conservatory with French doors leading out to the rear garden.

#### DOWNSTAIRS WC

W/C and wash hand basin. Window to the front aspect.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all rooms.

#### BEDROOM ONE

3.88m x 2.68m (12' 9" x 8' 10")

Double bedroom with window to the rear aspect. Radiator.

#### BEDROOM TWO

5.03m x 2.93m (16' 6" x 9' 7")

Bedroom with window to the front aspect. Fitted wardrobes. Access to the en-suite shower room.

#### EN-SUITE SHOWER ROOM

Corner shower enclosure, wash hand basin and w/c. Window to the side aspect.

#### BEDROOM THREE

3.07m x 2.1m (10' 1" x 6' 11")

Single bedroom with window to the rear aspect. Radiator.

#### BATHROOM

2.08m x 1.66m (6' 10" x 5' 5")

Fully tiled bathroom with side panel bath with shower over and glass screen, wash hand basin and w/c. Window to the front aspect.

#### FRONT GARDEN

Path to the front door. Lawn area.

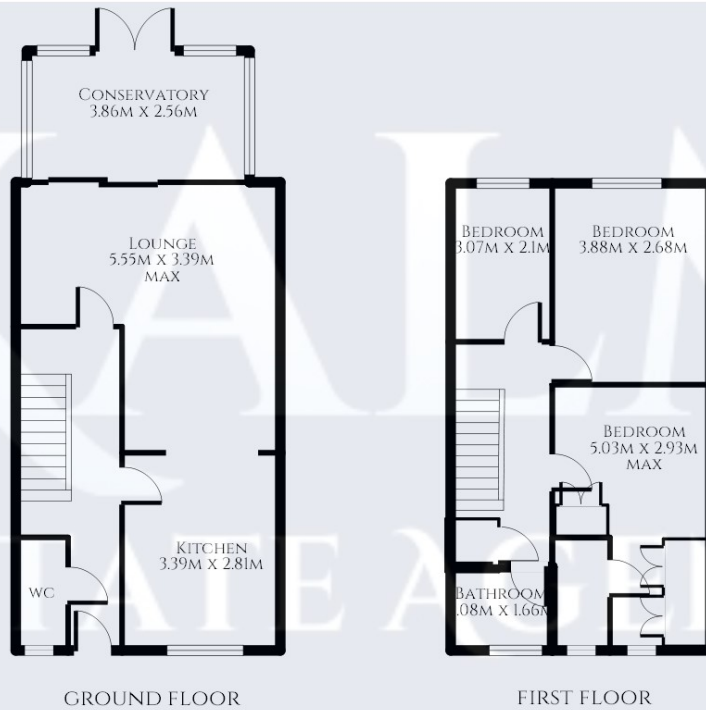
#### REAR GARDEN

Low maintenance rear garden, mainly patio.



## FLOORPLAN

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