



# 35 Bassingburn Walk, Welwyn Garden City, Hertfordshire, AL7 3QQ

- CHAIN FREE
- IDEAL FIRST TIME PURCHASE OR INVESTMENT
- FREEHOLD END TERRACE HOUSE WITH GARAGE
- GARDEN WITH SIDE AND GARAGE ACCESS
- QUIET AND LEAFY CUL-DE-SAC
- LARGE BEDROOM
- WALKING DISTANCE TO THE MAINLINE STATION AND TOWN CENTRE





## PROPERTY DESCRIPTION

---

**\*\*CHAIN FREE FREEHOLD END TERRACE HOUSE WITH GARAGE\*\*** This one bedroom end of terrace house offers bright and comfortable living space, ideal for first-time buyers or investors. Conveniently located within walking distance of local amenities such as the Woodhall Shops, town centre, and mainline train services into London. The property combines practicality with excellent transport links. Additional features include plenty of unrestricted bay parking and a peaceful residential setting. This attractive property offers great potential as a comfortable home or investment opportunity in a well-connected location. We are presenting this property for sale on the instructions of the joint LPA Receivers. No guarantees or warranties are provided with this sale.



## ROOM DESCRIPTIONS

---

### WELCOME TO BASSINGBURN WALK

Situated in a quiet tree lined cul-de-sac is this end of terrace home, ideal for a first time buyer or investment property. The ground floor has an entrance porch which leads into an open plan lounge, diner, kitchen area with access to the rear garden. Windows at either end offer plenty of natural light throughout. Ascending the stairs there is a convenient airing cupboard and storage area, a three piece bathroom suite and a large double bedroom with recess area over the stairs for a wardrobe or dressing area.

### OUTSIDE

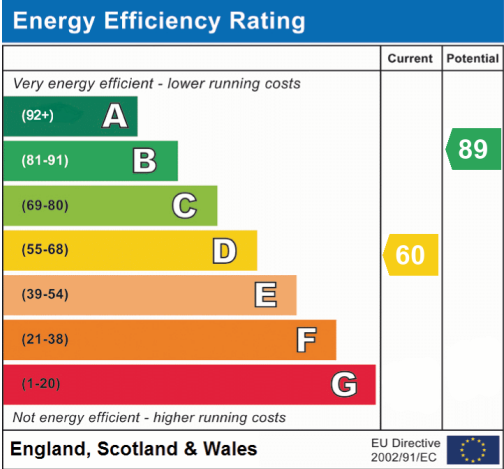
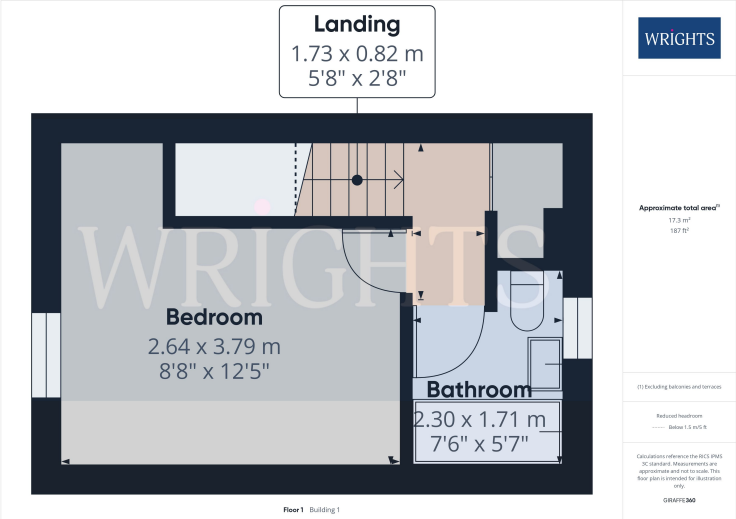
To the rear, the property boasts a patio area, ideal for relaxing or entertaining, a low maintenance laid to lawn garden, along with side access into the garage that benefits from additional storage areas, there is also power and light in the garage. In addition there is gated access for added convenience. To the front is a low maintenance shingle area, ideal for potted plants.

### 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.







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