

FOR SALE

Guide Price £425,000 Freehold



12 Salmon Close, Welwyn Garden City, Hertfordshire, AL7 1TR

- CHAIN FREE TURN KEY OPPORTUNITY
- TWO PRIVATE PARKING BAYS
- END TERRACE IN A QUIET CUL-DE-SAC
- IDEAL LOCATION FOR SCHOOLS AND AMENITIES
- LARGE CONSERVATORY WITH WARM ROOF AND TILED FLOORING
- REFURBISHED BATHROOM WITH A PORCELAIN TILED FINISH

WRIGHTS

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

01707 332211
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PROPERTY DESCRIPTION

****CHAIN FREE**** Introducing a beautifully presented THREE BEDROOM END TERRACE family home, perfectly situated in the heart of a quiet and desirable CUL-DE-SAC. Constructed in 1994, Salmon Close offers an exclusive community experience within the highly sought-after Haldens District. This property features EXTENDED GROUND FLOOR ACCOMMODATION, highlighted by a charming conservatory that enhances the living space. Additional improvements include a REFURBISHED BATHROOM WITH PORCELAIN TILED FINISH, conveniences include a GROUND FLOOR W/C and TWO PRIVATE PARKING BAYS. The refurbished family bathroom is a standout feature, and ample storage throughout the home adds practicality. Conveniently located within walking distance of both Welwyn North and Welwyn Garden City stations, commuting to London or nearby areas is a breeze. Just across the street, you'll find the Haldens shops, providing all the everyday necessities you could need. A selection of reputable schools is also within a short stroll, making this location ideal for families. For nature enthusiasts, enjoy scenic countryside walks in Tewin, where picturesque trails await, inviting you to explore the beauty of the great outdoors. This property is truly a must-see, perfect for first-time buyers seeking a lovely home in a vibrant community.



ROOM DESCRIPTIONS

WELCOME TO SALMON CLOSE

As you enter the tranquil cul-de-sac, characterised by tree-lined sidewalks, you'll find your private parking bay right at the front of the residence, which is nestled at the end of a charming small terrace. Step inside to discover a warm and inviting hallway, where convenience is prioritised with a ground floor W/C and a staircase leading to the first floor. The kitchen, located at the front of the house, is elegantly finished in sleek cream gloss and comes equipped with fitted oven and hob, with space for a washing machine, dishwasher and larder style fridge/freezer. The spacious living/dining room boasts ample room for relaxation and entertaining, complemented by the added benefit of a storage cupboard. At the rear, the large conservatory features a warm roof and a stylish tiled floor, providing a delightful space that seamlessly connects to the outdoor garden through a set of French doors.

HEAD ON UP

This floor accommodates three generously sized bedrooms, each designed for comfort and functionality. The principal bedroom features a front-facing aspect and is complemented by large fitted wardrobes, providing ample storage space. Bedroom two, also equipped with fitted wardrobes, enjoys a tranquil rear-facing aspect, while bedroom three, currently utilised as a home office, also boasts a rear-facing view, making it a versatile space to suit your needs. The family bathroom has been thoughtfully refurbished and showcases elegant porcelain tiles throughout. An LED mirror enhances the contemporary aesthetic, while a heated chrome towel rail adds a touch of luxury and comfort. Additionally, a window provides both ventilation and natural light, creating a refreshing atmosphere. The landing area offers convenient loft access, ensuring practical living in this delightful home.

TOUR THE GROUNDS

The rear garden provides a blank canvas for the next homeowner, predominantly laid to lawn and enclosed by secure fencing, ensuring privacy and a safe space for children or pets. A rear gate offers convenient access to the second allocated parking bay, enhancing the functionality of the outdoor area. Additionally, there is a gated side access leading directly to the front of the property, adding further convenience. For guests and extra vehicles, unrestricted visitor and street parking is readily available, accommodating all your parking needs.

WHAT THE OWNERS SAY

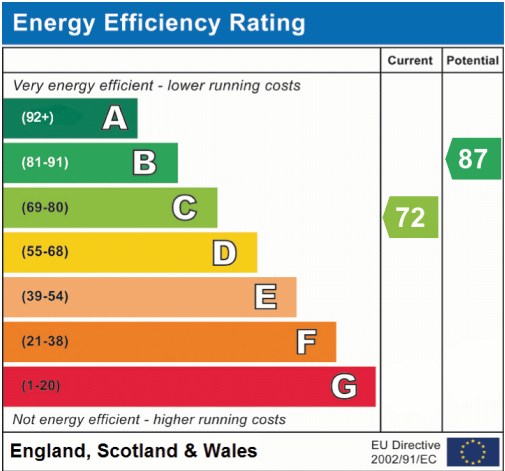
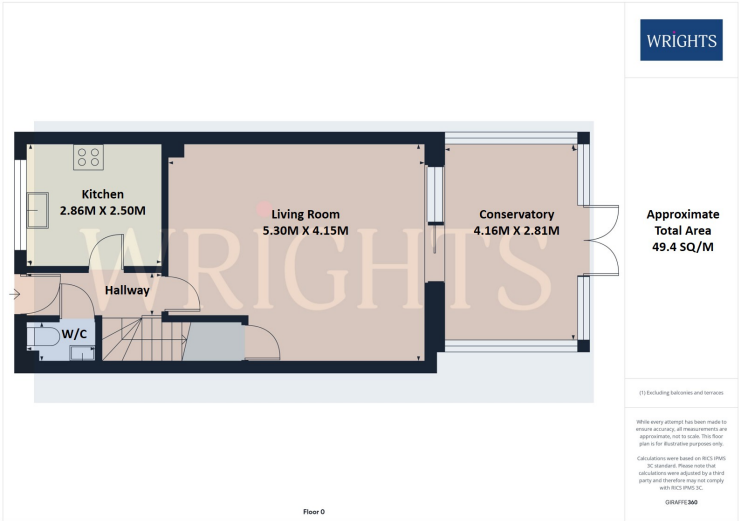
Nestled in a friendly neighbourhood, our family home has been a haven of comfort, convenience, and cherished memories. An easy to maintain garden which has been an ideal place for hosting many summer barbecues and our children's birthday parties.

COUNCIL TAX BAND D

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.





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