



## Groom Place, Welwyn Garden City, Hertfordshire. AL7 1GG

- EXCLUSIVE GATED DEVELOPMENT
- UNDERCOVER PARKING AND LARGE GARAGE WITH REMOTE DOOR
- FLEXIBLE ACCOMMODATION ACROSS THREE FLOORS
- A STONES THROW FROM THE MAINLINE STATION AND TOWN CENTRE
- WALKING DISTANCE TO A RANGE OF SCHOOLS
- EPC RATING: B
- SOLAR PANELS AND UNDERFLOOR HEATING
- THREE DOUBLE BEDROOMS EACH WITH EN-SUITE
- BESPOKE INTEGRATED KITCHEN
- LANDSCAPED GARDEN
- COUNCIL TAX BAND: E