



# 32, Woodhall Court

Welwyn Garden City,  
Hertfordshire, AL7 3TD  
Guide Price £425,000

country  
properties

Well-presented three-bedroom home with stylish interiors, private garden and easy access to the train station in Welwyn Garden City.

A well-presented three-bedroom home offering bright and modern living. The property features a spacious lounge with feature media wall, a recently refitted kitchen/diner with integrated appliances and French doors to the rear garden, three well-proportioned bedrooms and a contemporary family bathroom. Outside, there is a private rear garden with patio and lawn, plus a low-maintenance front garden with decked seating area and storage

- Three bedroom mid terrace house
- Refitted kitchen
- Ground floor cloakroom
- Within easy reach to train station
- Bright living room with bay window.
- Within 0.5 mile radius of the town centre

## GROUND FLOOR

### Entrance Hall

Welcoming entrance hall with staircase rising to the first floor and doors leading to the lounge, kitchen/diner and downstairs WC. Double glazed uPVC door providing access to the rear garden. Useful storage cupboard and alcove space under staircase.

### Living Room

A well-presented living space with continuation of flooring from the entrance hall. Double glazed uPVC window to the front aspect with wall-mounted radiator beneath. Feature recently installed media wall incorporating an electric fireplace, creating a stylish focal point.

### Kitchen / Diner

A bright and refitted kitchen/diner with a range of modern wall and base units with white frontages. Integrated appliances include a fridge freezer, AEG washing machine, dishwasher, Bosch oven with matching microwave above, and Bosch induction hob with extractor hood over. Double glazed uPVC French doors open directly onto the rear garden, providing excellent natural light. Additional features include sunken ceiling downlights and a wall-mounted Vaillant boiler (installed 2021) neatly housed within a cupboard.



## Downstairs W/C

Fully tiled two-piece suite comprising a low-level WC with dual flush and a wash hand basin with chrome mixer tap set within a wall-mounted vanity unit. Double glazed obscure uPVC window overlooking the rear garden.

## FIRST FLOOR

### Landing

Stairs rise to a landing with hardwood flooring and doors leading to all first floor rooms. Access to loft hatch and cupboard housing the hot water tank.

### Bedroom One

Spacious double bedroom with wood flooring and double glazed uPVC window overlooking the rear garden. Built-in wardrobe providing ample storage and recessed ceiling downlights.

### Bedroom Two

Comfortable double bedroom with double glazed uPVC window overlooking the front of the property and radiator positioned beneath.

### Bedroom Three

Bedroom with wood flooring and double glazed uPVC window to the front aspect. Radiator beneath and built-in storage cupboard over the stairs.

### Bathroom

Modern three-piece bathroom suite comprising low-level WC with dual flush, wash hand basin with chrome mixer tap, and L-shaped bath with mixer tap and overhead shower with riser rail. Glass shower screen, tiled walls, heated towel rail, recessed ceiling downlights, extractor fan and double glazed obscure uPVC window to the rear.

## EXTERNAL

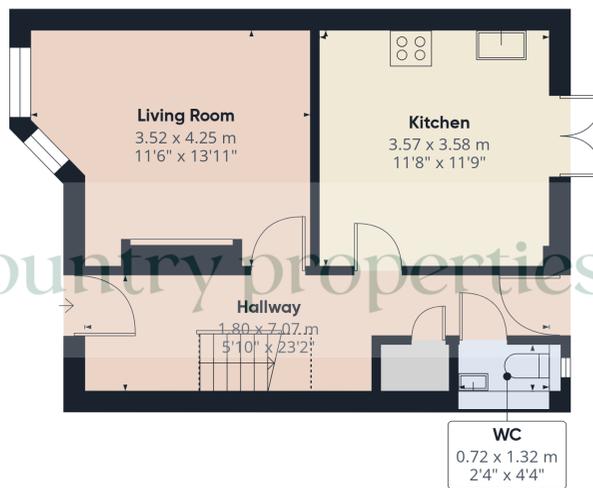
### Rear Garden

Accessed via the kitchen, the rear garden features a paved patio seating area leading to a mainly lawned garden. Enclosed by fencing to both sides with a rear access gate. Flower beds to one side and an outdoor tap.

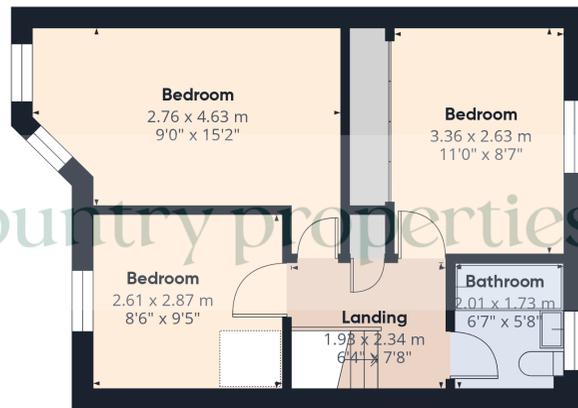
### Front Garden

Low-maintenance paved front garden with a decked seating area and useful external storage cupboard to the side.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

74.9 m<sup>2</sup>  
808 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>  
16 ft<sup>2</sup>

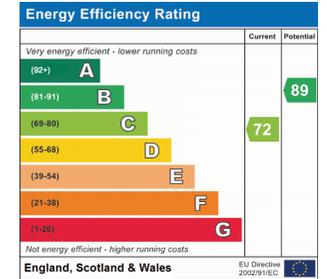
(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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