



# 9, Nursery Gardens

Welwyn Garden City,  
Hertfordshire, AL7 1SF  
**£375,000**

country  
properties

A great place to start... Located close to the business park and within easy access to 2 train stations, shops and amenities and sought after after schools, this 3 bed terraced home with garage and parking would be the perfect purchase for a commuter or young family.

- 3 Bedroom
- Recently refitted carpet
- Garage and parking
- Close to business park
- Quiet culdesac location
- Available immediately

Ground Floor

Entrance Porch

UPVC Double glazed entrance porch with door to entrance hall.

Entrance Hall

Stairs to first floor, radiator, door to living room.

Living Room / diner

A dual aspect room with UPVC double glazed window to front, 2 radiators under stair storage cupboard, UPVC sliding doors to rear garden, door to kitchen.

Kitchen

UPVC double glazed window to rear, roll edge work top with cupboards above and below 1 and a half bowl sink unit with mixer tap over, freestanding oven, under work top fridge and freezer, washing machine, ceramic wall tiling, vinyl flooring, wall mounted gas boiler.



First Floor

Landing

Loft access, doors to rooms.

Bedroom 1

UPVC Double glazed window to rear, built in cupboard with hot water tank within, radiator.

Bedroom 2

UPVC double glazed window to front, radiator.

Bedroom 3

UPVC double glazed window to front, radiator.

Bathroom

UPVC double glazed window to rear. Shower cubicle, low level WC wash hand basin, ceramic wall tiling.

Outside

Front Garden

Rock garden with steps leading up to entrance porch.

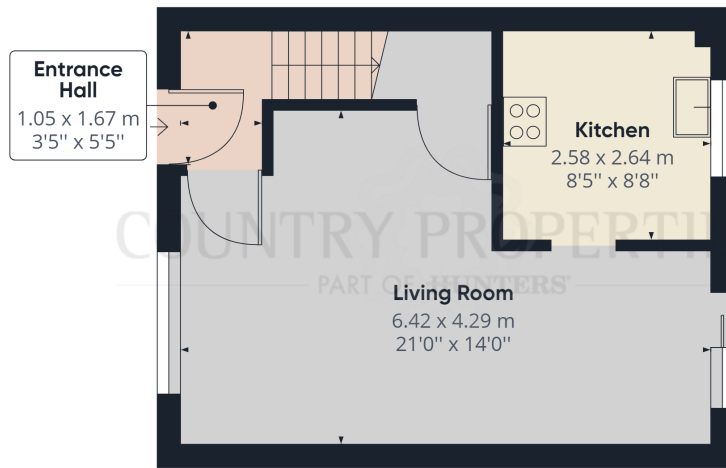
Rear Garden

Low maintenance rear garden with extensive paved patio, timber fence surround, various flowers and shrubs to borders.

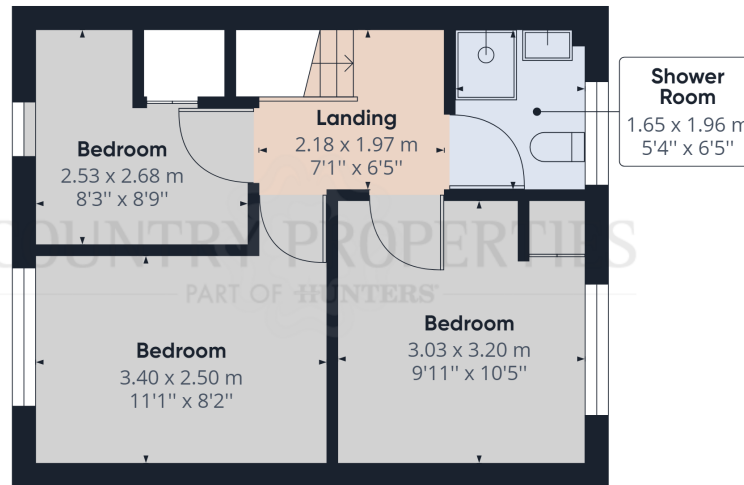
Garage and Parking

Garage on block with parking space to side, metal up and over door.

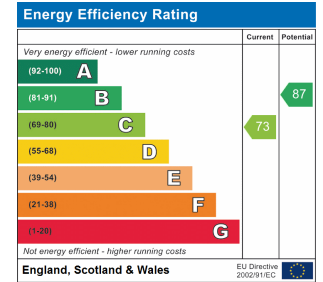




Ground Floor



Floor 1



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

65.42 m<sup>2</sup>  
704.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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

## Viewing by appointment only

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