



Connells

Chapelfield Close
Welwyn Garden City



Property Description

This exceptional two-bedroom semi-detached home offers modern living at its finest and remains covered by the remainder of its NHBC warranty, providing peace of mind for any prospective purchaser.

Tucked away within an exclusive and peaceful cul-de-sac comprising only a small number of homes, the property enjoys a quiet setting whilst remaining conveniently located for local amenities, transport links and Welwyn Garden City's town centre.

The current owner has meticulously maintained and enhanced the property, creating a home that is ready to move straight into. Internally, the accommodation is beautifully presented throughout with a bright and contemporary feel. The spacious layout includes a welcoming entrance hall, modern fitted kitchen, generous living accommodation and two well-proportioned double bedrooms served by a stylish family bathroom.

Outside, the landscaped rear garden has been thoughtfully designed to create an attractive outdoor space, perfect for relaxing, entertaining and enjoying the warmer months.

Further benefits include allocated parking, energy-efficient modern construction and a highly desirable location within a quiet residential setting. The vendor has already found their onward purchase, offering buyers additional confidence in the moving process.

Properties of this quality rarely remain available for long, and early viewing is highly recommended.

Kitchen/ Reception Room

29' 3" x 12' 9" (8.92m x 3.89m)

Bedroom 1

13' 10" x 9' 7" (4.22m x 2.92m)

Bedroom 2

16' x 8' 9" (4.88m x 2.67m)

Bathroom

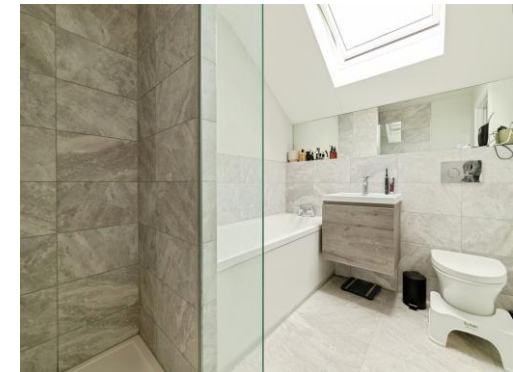
9' 1" x 7' (2.77m x 2.13m)

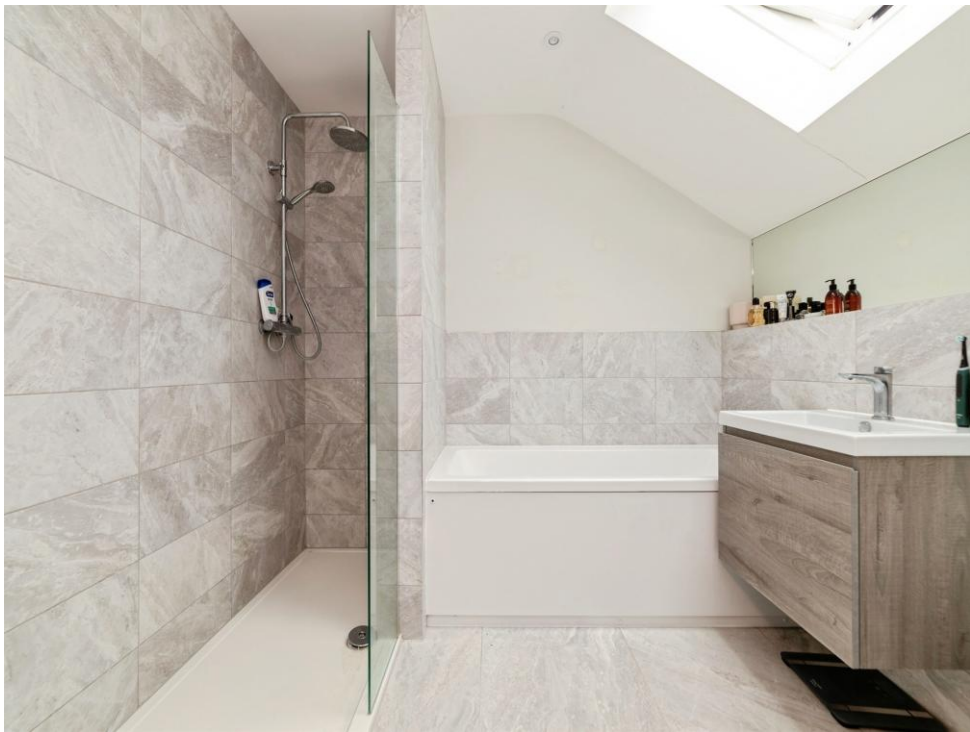
Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

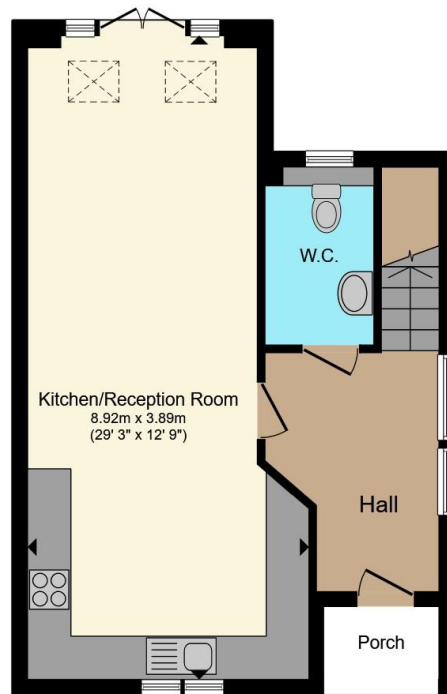
Our client has advised that the developer intends to transfer ownership and responsibility for the private estate land to the six Chapelfield residences. As a result, an estate management charge may become payable in the future should the residents decide to appoint a third-party management company. Alternatively, the residents may choose to manage the estate themselves.

These arrangements have not yet been implemented, and no further details are currently available. We therefore recommend that your conveyancer raises appropriate enquiries to obtain clarification regarding the proposed management structure, the extent of residents' responsibilities and involvement, and any potential future costs or management charges.

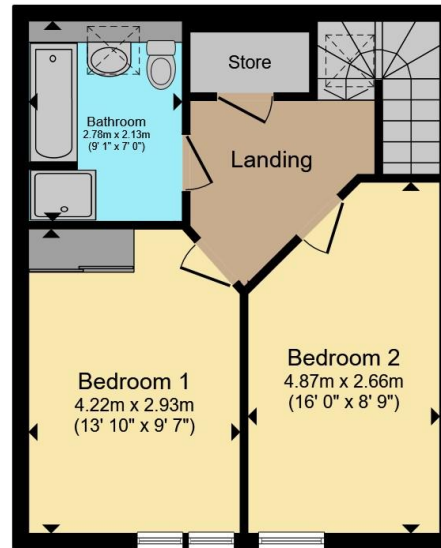








Ground Floor



First Floor

Total floor area 84.1 m² (905 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307741



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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