



Peartree Lane, Welwyn Garden City AL7 3XL

welcome to

Peartree Lane, Welwyn Garden City

Situated in a highly sought-after location, this well-presented three-bedroom end of terrace home offers excellent convenience for commuters, with easy access to major road links, Welwyn Garden City town centre, and the mainline train station providing direct routes into London. The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, and a fully fitted kitchen with ample storage and workspace, as well as plenty of room for family dining. Upstairs, the property features three generously sized bedrooms, along with a family bathroom and a separate W/C, offering practical living for families. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. Externally, the property boasts a private driveway to the front with space for multiple vehicles, while to the rear there is a well-proportioned garden, ideal for outdoor relaxation and entertaining.



Lounge

Double glazed window to front, laminate wood flooring, radiator.

Kitchen/Dining Room

Double glazed window to rear, back door to garden, wooden flooring, gas hob, electric oven, sink/drainers, extractor fan, wall and base units.

Bedroom One

Double glazed window to front, carpet, built in wardrobe, radiator.

Bedroom Two

Double glazed window to rear, carpet, radiator.

Bedroom Three

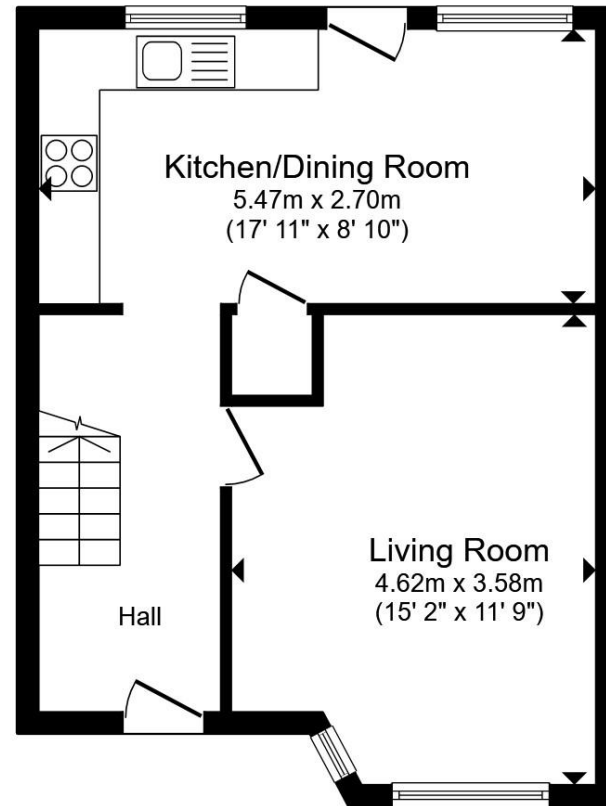
Double glazed window to front, carpet.

Bathroom

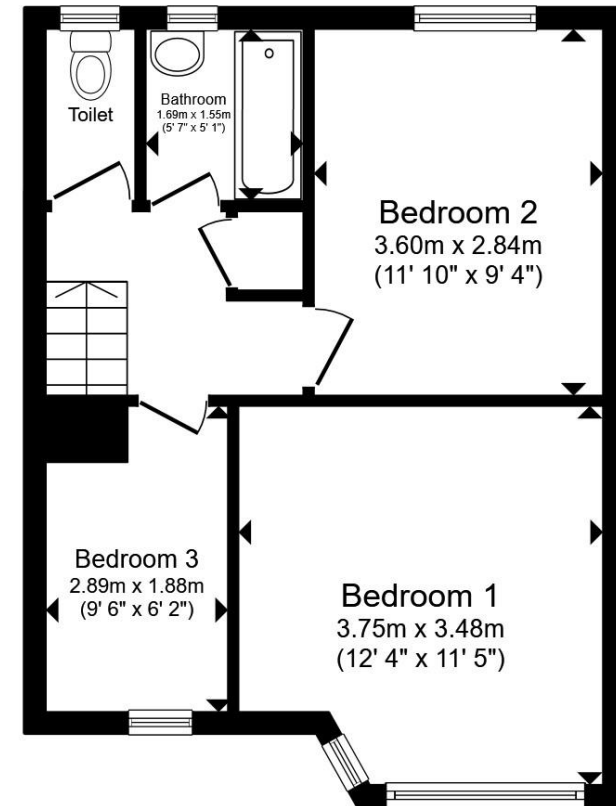
Double glazed window, tiled flooring, bath, wash hand basin, heated towel rail.

Separate W/C

Double glazed window, tiled flooring, W/C.



Ground Floor



First Floor

Total floor area 76.9 m² (828 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



check out more properties at williamhbrown.co.uk



welcome to

Peartree Lane, Welwyn Garden City

- Three Bedrooms
- End of Terrace
- Driveway for Multiple Vehicles
- Close to Town Centre
- Open Plan Kitchen/Dining Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D



guide price

£435,000



check out more properties at williamhbrown.co.uk

Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN109667 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk