



Daniells, Welwyn Garden City AL7 1QY

welcome to

Daniells, Welwyn Garden City

Offered to the market CHAIN FREE, this three-bedroom mid-terrace family home is situated in the highly sought-after Panshanger area of Welwyn Garden City, ideally located close to excellent local schools and providing convenient access to the A414, A1(M) and Welwyn Garden City mainline railway station, with direct links into London. The accommodation comprises a welcoming entrance hall, downstairs cloakroom, a fully fitted kitchen, and a spacious lounge with patio doors opening onto the rear garden. A conservatory provides additional living space and enjoys views over the garden. The property further benefits from a warm air heating system. To the first floor are three bedrooms and a shower room. Externally, the property benefits from a private driveway, garage, and an enclosed rear garden, making it an ideal family home. The property is conveniently positioned near a wide range of local amenities, including the popular Moors Walk shopping parade, which offers a doctor's surgery, Tesco Express, pharmacy, post office, hair salon, beauty salon, and a selection of takeaway restaurants.



Cloakroom

Lino flooring, W/C, wash hand basin.

Lounge

Sliding door to garden, carpet, hot air vent.

Kitchen

Double glazed window to front, lino flooring, hot air vent, sink/drainage, wall and base units, space for appliances.

Conservatory

Carpet.

Landing

Lino flooring, airing cupboard.

Bedroom One

Double glazed window to front, lino flooring, storage cupboard, built in wardrobe, hot air vent.

Bedroom Two

Double glazed window to rear, carpet, storage cupboard.

Bedroom Three

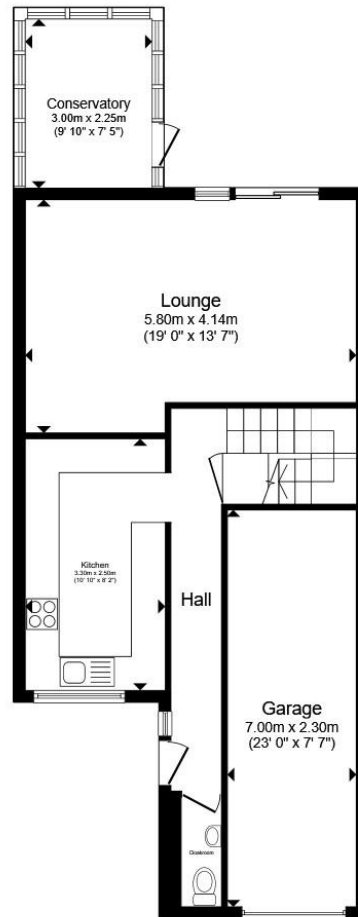
Double glazed window to rear, carpet.

Shower Room

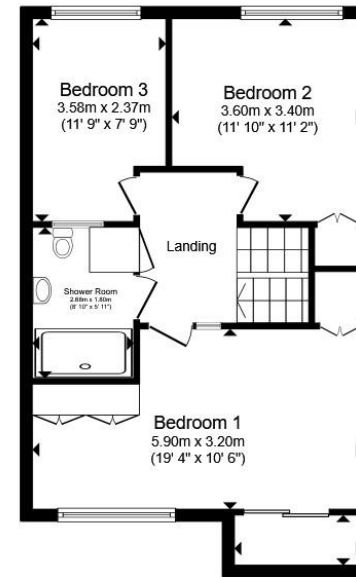
Lino flooring, wash hand basin, W/C, walk in shower.

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Ground Floor



First Floor

Total floor area 124.2 m² (1,337 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



welcome to

Daniells, Welwyn Garden City

- CHAIN FREE
- Three Bedrooms
- Mid-Terrace House
- Driveway & Garage
- Hot Air System

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



offers in excess of

£375,000



check out more properties at williamhbrown.co.uk



Property Ref:
WGN109699 - 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

Please note the marker reflects the
postcode not the actual property