

Connells

St Audrey Green
Welwyn Garden City

St Audrey Green
Welwyn Garden City AL7 3RT

for sale
£400,000







Property Description

Situated in a quiet cul-de-sac within walking distance of Welwyn Garden City town centre and mainline railway station, this three-bedroom terraced home combines a convenient location with a generous garden and versatile living space.

The ground floor comprises an entrance hall, a welcoming lounge and a fitted kitchen offering a range of wall and base units, together with an integrated oven and hob. A conservatory provides additional space for family dining or relaxing, while a family bathroom completes the ground-floor accommodation.

Upstairs, there are three bedrooms, with built-in storage to the principal bedroom. The property also benefits from double glazing and gas central heating.

A particular highlight is the sizeable rear garden, featuring patio and lawn areas with plenty of space for outdoor dining, gardening and play. Communal parking is also available.

With the town centre's shops, cafés and amenities close by, alongside mainline rail connections into London, this home is well placed for families and commuters alike.

Buyers Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







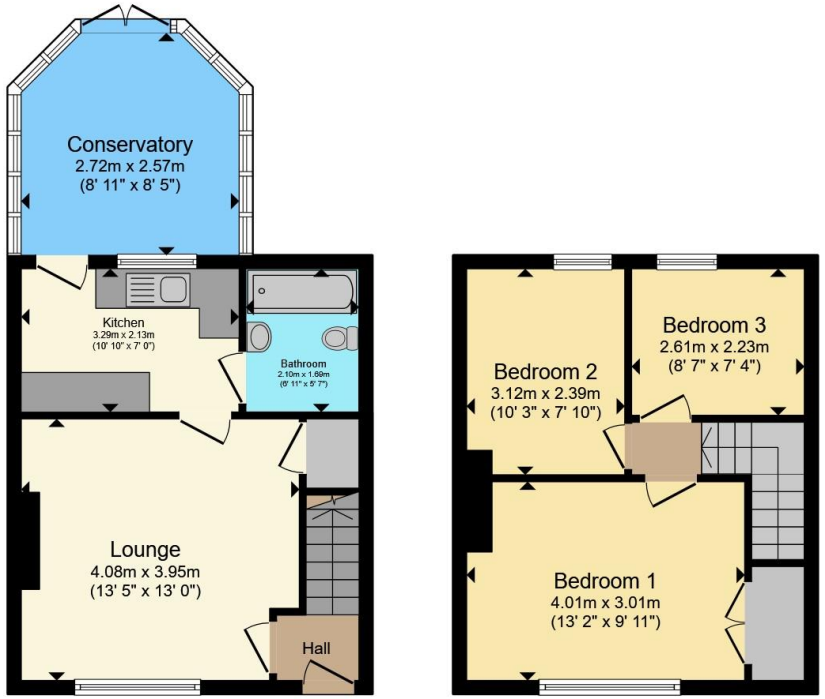












Total floor area 64.2 m² (691 sq.ft.) approx

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

Connells

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: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307855

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.