



Great Ley, Welwyn Garden City AL7 4TJ

welcome to

Great Ley, Welwyn Garden City

This three-bedroom end-of-terrace family home is ideally situated within easy reach of Welwyn Garden City town centre and mainline railway station, providing excellent transport links, as well as being close to highly regarded local schools and a wide range of amenities. The ground floor accommodation comprises an entrance hall, downstairs cloakroom, spacious lounge, separate dining room, and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, ideal for entertaining and family enjoyment, while to the front there is a driveway providing off-street parking. An excellent opportunity for families and commuters alike, viewing is highly recommended.



Entrance Hall

Double glazed door to front, storage cupboard.

Cloakroom

W/C, wash hand basin, extractor.

Lounge

Double glazed window to front and side, wooden flooring, radiator.

Dining Room

Patio doors to rear, wooden flooring, radiator.

Kitchen

Tiled flooring, spotlights, sink/drain, radiator, gas hob, breakfast bar, integrated dishwasher/washing machine, space for fridge freezer.

Bedroom One

Double glazed window to rear, laminate flooring, radiator.

Bedroom Two

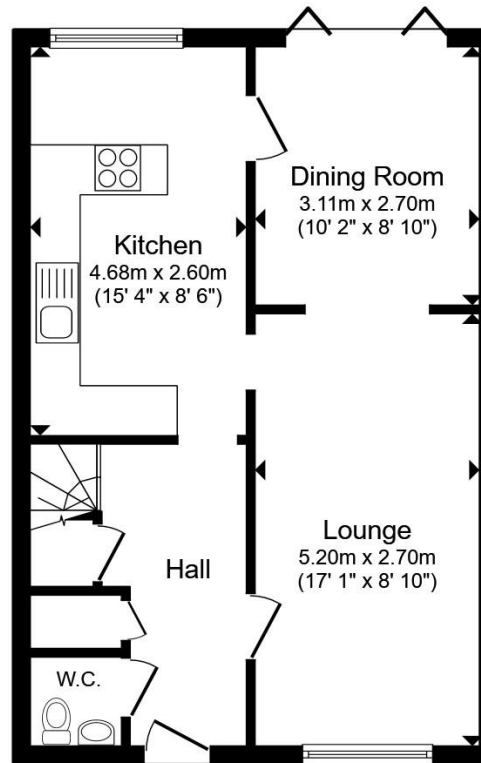
Double glazed window to front, laminate flooring, radiator.

Bedroom Three

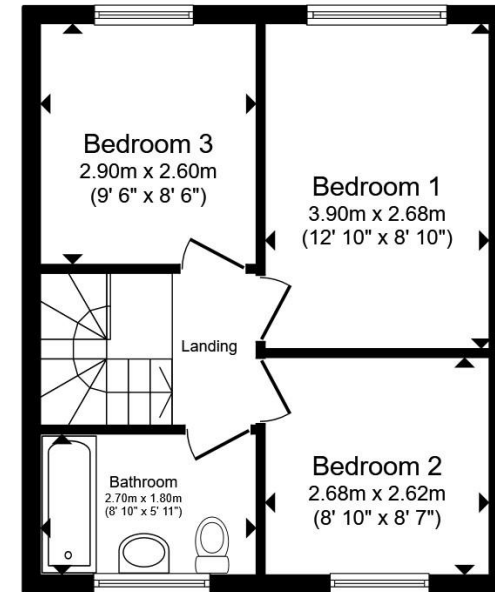
Double glazed window to rear, laminate flooring, radiator.

Bathroom

Double glazed window to front, W/C, wash hand basin, bath with shower over, spotlights.



Ground Floor



First Floor

Total floor area 81.2 m² (874 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



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Great Ley, Welwyn Garden City

- Three Bedrooms
- End of Terrace House
- Driveway
- Downstairs Cloakroom
- Two Reception Rooms

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



offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WGN109698 - 0003

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.

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