

**FOR SALE**



**Three Bedroom Terraced House, Howlands, Welwyn Garden City**

**OFFERS IN EXCESS OF £450,000**

**MARTIN & CO**



## Three Bedroom Terraced House Howlands, Welwyn Garden OFFERS

IN EXCESS OF £450,000

- CHAIN FREE!!
- Immaculate three-bedroom terraced property
- Excellent parking facilities
- Landscaped rear garden
- Close to both primary and secondary Schools
- Walking distance to Town Centre and Train Station
- Exterior Security Features
- Easy access to A1(M) and A414
- Council Tax Band C



### SUMMARY

**CHAIN FREE!** This light and airy three bedroom terraced family home is situated on the south side of Welwyn Garden City. This well maintained property benefits from an attractive frontage with excellent off-street parking facilities, three bedrooms, family bathroom, and a low maintenance beautifully landscaped rear garden, ideal for entertaining. The property is situated in a convenient and popular location close to local primary and secondary schools, good rail and bus links, the QEII Hospital, and within walking distance of the Town Centre and Train Station.

There are fast train links to London, Kings Cross within 30 minutes, and the property is within easy access of the A1(M) and A414. Also nearby, there are leisure facilities at both Gosling Sports Park and Stanborough Lakes. Viewing is **HIGHLY RECOMMENDED!!**

### **ENTRANCE HALL**

Composite front door, laminate floor, radiator, ceiling light. Glazed door leading to;

### **LOUNGE 13' 6" x 12' 11" (4.11m x 3.94m)**

Laminate floor, radiator, large double-glazed window to front aspect filling the room with an abundance of natural light, window shutters, radiator, ceiling lights.

### **KITCHEN/BREAKFAST ROOM 15' 11" x 8' 8" (4.85m x 2.64m)**

Tiled floor, radiator, double-glazed window and patio door to rear aspect, part-tiled walls, a selection of attractive Sage wall and base units with wood work surfaces, butler sink with stainless steel mixer tap, Harvey water filter system, integrated appliances including oven and hob with extractor hood over, washing machine and dishwasher, built-in cupboard for storage purposes, inset LED ceiling lights.

### **STAIRS TO LANDING**

Carpet, ceiling light.



**BEDROOM ONE 13' 10" x 11' 5" (4.22m x 3.48m)**

Carpet, radiator, double-glazed window and obscured porthole window to front aspect, ceiling lights.

Tiled floor, heated towel rail, double-glazed window to rear aspect, part-tiled walls, three piece white bathroom suite comprising low-level flush WC, sink with stainless steel mixer tap, panel enclosed bath with stainless steel mixer tap, electric shower and shower screen, ceiling light.

Additionally, there is a large shed to the side of the garden with ample storage space.

**BEDROOM TWO 10' 7" x 10' 4" (3.23m x 3.15m)**

Carpet, radiator, double-glazed window to rear aspect, storage cupboard, ceiling light,

**EXTERNAL SPACE** To the front of the property there is an attractive block-paved driveway with ample parking space for up to four cars and exterior driveway light with Ring security camera. To the rear of the property, there is a large low maintenance beautiful landscaped garden featuring overhead canopy with heaters installed, exterior light with Ring security camera, paved area ideal for entertaining, new garden fencing and scenic raised flower borders featuring flowers and shrubs.

**BEDROOM THREE 8' 8" x 7' 3" (2.64m x 2.21m)**

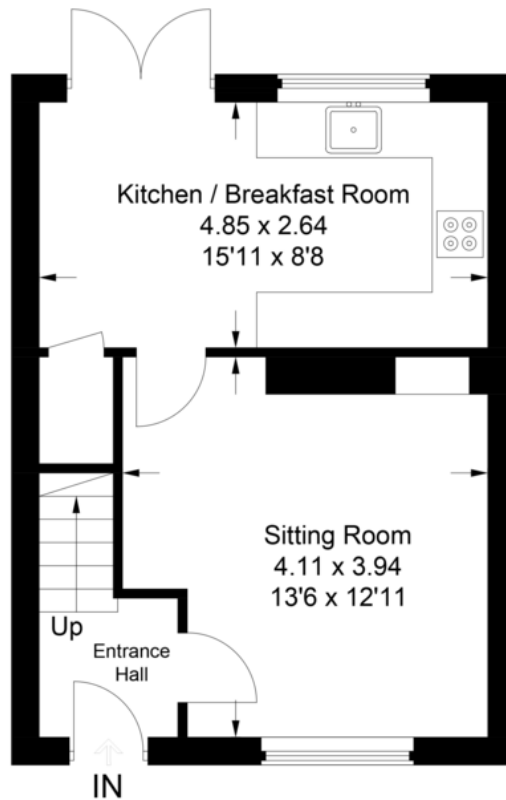
Carpet, radiator, double-glazed window to front aspect, ceiling light.



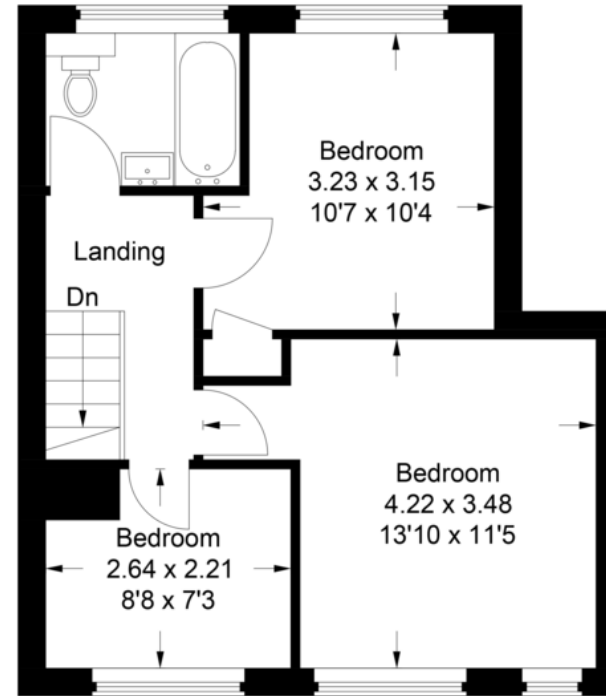
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area  
Ground Floor = 33.6 sq m / 362 sq ft  
First Floor = 37.1 sq m / 399 sq ft  
Total = 70.7 sq m / 761 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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