




Caponfield  
Welwyn Garden City  
AL7 4AW

 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

 On-Street Parking

 Great Size Rear Garden

 EPC Band D



Council Tax  
Band: C  
£1,941.47 Apr 24/Mar 25.

Guide Price  
£400,000 Freehold

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A three bedroom end terrace house offering well balanced and spacious accommodation, with a large rear garden overlooking fields and excellent potential for further improvement/extension.

### Description

This three bedroom end terrace house occupies a generous plot and, as a result, benefits from a large garden and beautiful views over fields to the rear.

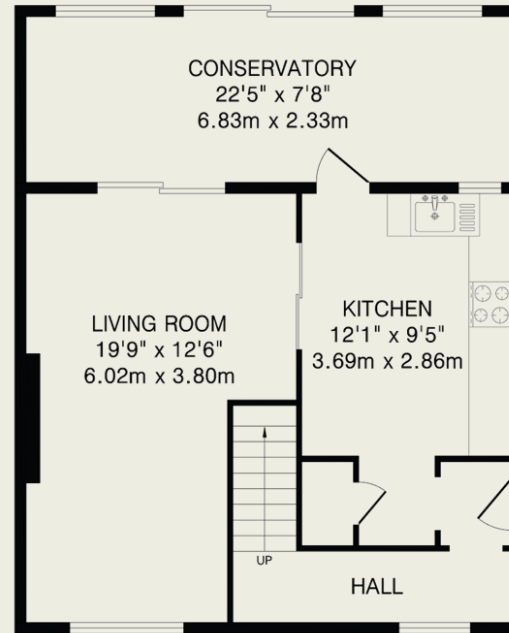
The property comprises a large living room with a log burner, spacious kitchen and a conservatory just off, opening on to the fantastic garden.

Upstairs, three good size bedrooms and are served by a family bathroom with a three piece suite.

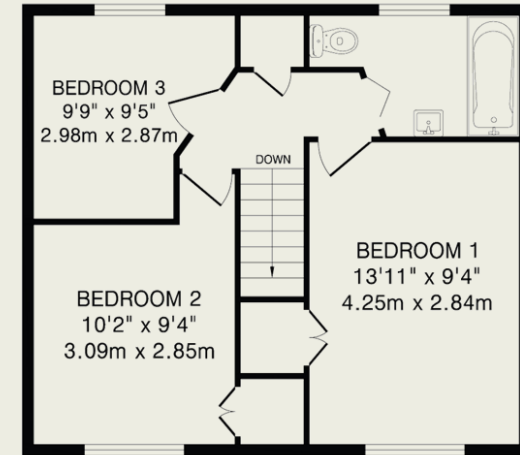
### Location

Situated in a popular residential location, close to local shops and schools, the property is within easy commuting to Welwyn Garden City town centre and its extensive range of amenities, including the Howard Shopping Centre, John Lewis and a mainline rail station (fast train services to Kings Cross).

All major road links are also within easy access.



Ground Floor  
626 sq.ft.(58.1 sq.m)approx.



First Floor  
443 sq.ft.(41.1 sq.m)approx.

TOTAL FLOOR AREA: 1069 sq.ft.(99.2 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

#### Important Information

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