



Welwyn By Pass Road  
Welwyn  
AL6 9FJ

 3 Bedrooms

 2 Bath/Shower Rooms  
1 Cloakroom

 1 Reception Room

 2 Allocated Parking  
Spaces

 Low Maintenance, West  
Facing Rear Garden

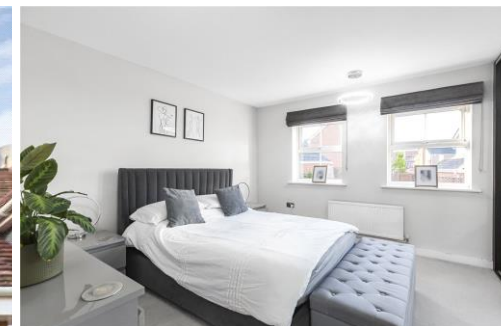
 EPC Band C

Council Tax  
Band: E  
£2,800.97 Apr 25/Mar 26.

Trinity Maintenance: £29.90 per month.

Offers in Excess of  
£450,000 Freehold

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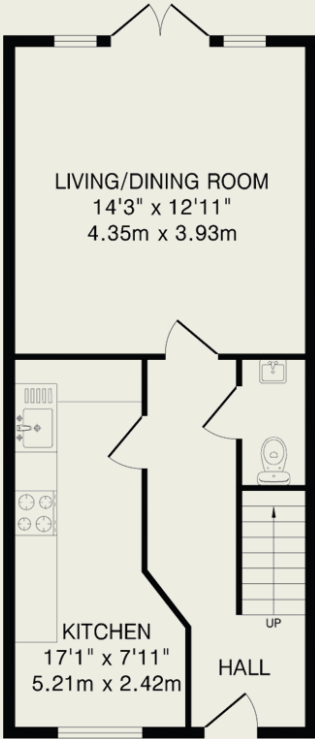
Located on the edge of Welwyn Village, this beautifully presented three bedroom end-of-terrace townhouse offers a prime location within excellent school catchment. The property boasts generous living accommodation across three floors, in addition to two allocated parking spaces.

Description

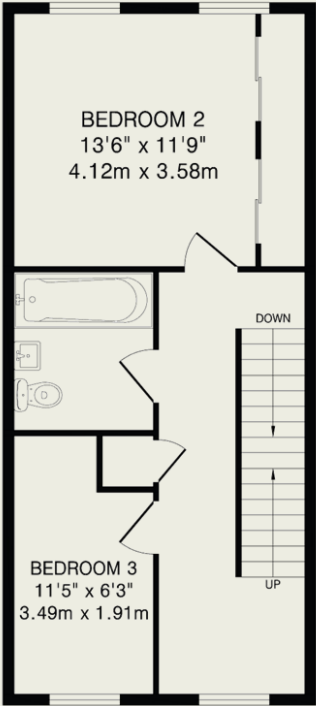
This beautifully presented three bedroom end-of-terrace townhouse is ideally situated on the edge of Welwyn Village, giving easy access to the high street with its array of amenities. The ground floor features a welcoming entrance hall, a convenient downstairs cloakroom, a modern kitchen/diner and a bright living room with doors opening to the rear garden. On the first floor, you'll find two well-appointed bedrooms and a family bathroom. The top floor is dedicated to the spacious main bedroom, complete with fitted wardrobes and an en-suite. Outside, the rear garden boasts a patio area, low-maintenance artificial lawn and a gate leading to two allocated parking spaces, ensuring both comfort and convenience. This property is perfect for those seeking a blend of modern living and village charm.

Location

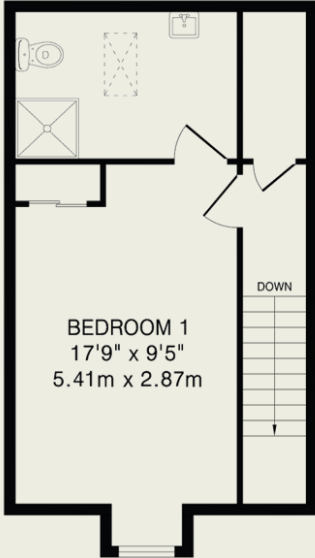
The property is situated on the edge of the picturesque village of Welwyn. Within a short walk are the majority of the village amenities including a local Marks and Spencer food outlet, Tesco Express, doctor's surgery, a range of independent shops, pubs and eateries, along with a highly regarded nursery, infants and junior schools. More extensive facilities, including secondary schooling and mainline rail services can be found in Welwyn Garden City, together with the Howard Shopping Centre and John Lewis.



Ground Floor  
428 sq.ft.(39.71 sq.m)approx.



First Floor  
428 sq.ft.(39.71 sq.m)approx.



Second Floor  
316 sq.ft.(29.31 sq.m)approx.

TOTAL FLOOR AREA: 1172 sq.ft.(108.7 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**  
These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.  
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