




Salmon Close
Welwyn Garden City
AL7 1TR

 3 Bedrooms

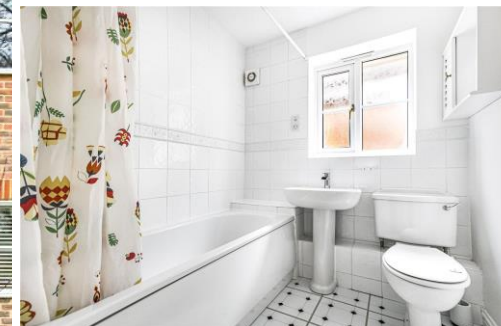
 2 Bath/Shower Rooms
 1 Cloakroom

 1 Reception Room

 2 Allocated Parking
Spaces

 Secluded Rear Garden

 EPC Band C



Council Tax
Band: E
£2,669.52 Apr 24/Mar 25.

Guide Price
£415,000 Freehold

 **ashtons**
for life's great moves

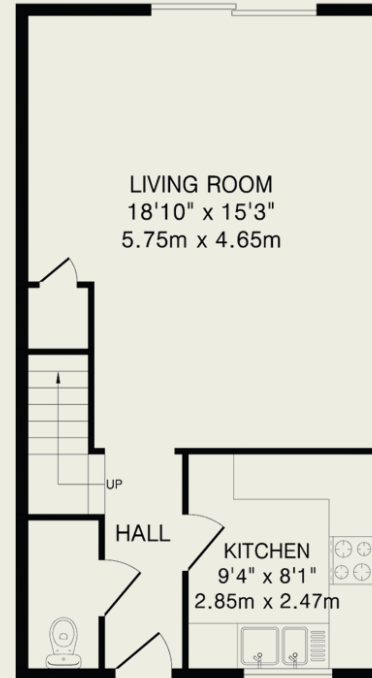
A spacious and well presented three bedroom, two bathroom end terrace home in a popular cul-de-sac, close to schools and amenities, with allocated parking being sold with no onward chain.

Description

This attractive end terrace family home offers bright and spacious living accommodation and has been well kept throughout. The accommodation benefits from gas central heating to radiators and double glazed windows and includes a ground floor cloakroom and refitted kitchen. The open plan lounge/diner is a particular feature of the house with patio doors opening to the rear garden with ornamental fishpond, garden shed and side access, enjoying a completely secluded aspect. Upstairs the master bedroom benefits from an en-suite shower room and two further bedrooms, both served by a family bathroom. There are also two allocated parking spaces and the property is being sold with no onward chain.

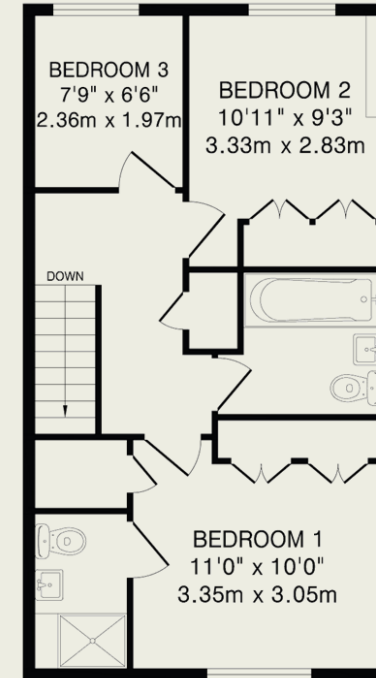
Location

Salmon Close is situated on the northern outskirts of the Garden City and is a particularly popular cul-de-sac. There are two primary schools and a local parade of shops are within walking distance, as is Welwyn North BR station, providing access to London. The town centre's amenities include the John Lewis, Waitrose, The Howard Shopping Centre and Gosling Sports Stadium.



Ground Floor

430 sq.ft.(40.0 sq.m)approx.



First Floor

430 sq.ft.(40.0 sq.m)approx.

TOTAL FLOOR AREA: 860 sq.ft.(80.0 sq.m)approx.

This floor plan 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.

We offer a wide range of services through third-party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligation to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.