




Walnut Grove,  
Welwyn Garden City,  
AL7 4EU

 3 Bedrooms

 2 Bath/Shower Rooms

 2 Reception Rooms

 On Street Parking

 Landscaped Rear Garden

 EPC Band D

Council Tax  
Band: C – £1,941.47 (2024-2025)

Offers in Excess Of  
£415,000 Freehold

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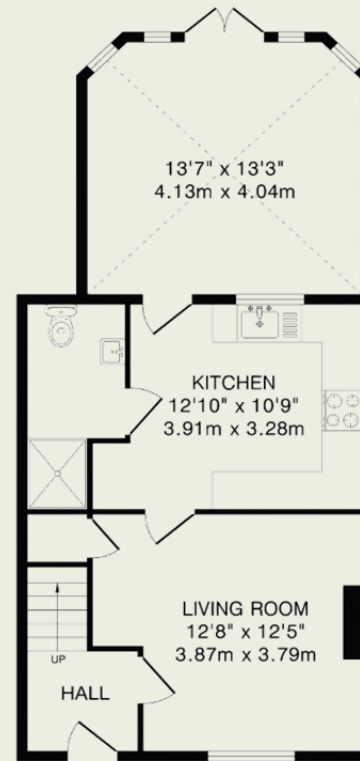
A spacious and very well presented three bedroom house, with a large conservatory to the rear, well located for access to town centre amenities, transport links and popular local schooling.

### Description

A well presented three bedroom family home, perfectly situated on a highly desirable tree-lined street, offering a blend of comfort, style, and functionality. As you step inside, you are greeted by a welcoming entrance hallway that leads to a spacious and inviting living room. There is a modern, fully-fitted kitchen in addition to a convenient shower room just off. There is also a bright and airy conservatory that seamlessly extends your living space, along with a separate living room at the front of the property. Overlooking the landscaped rear garden, the conservatory is a serene spot to unwind or gather with family and friends. Upstairs, the home boasts three generously-sized bedrooms, each featuring built-in cupboards that provide ample storage solutions. The modern family bathroom is thoughtfully designed with contemporary finishes and also offers access to the loft space, adding additional storage options. The rear garden has been nicely landscaped, offers privacy and provides the perfect setting for outdoor entertaining or quiet relaxation.

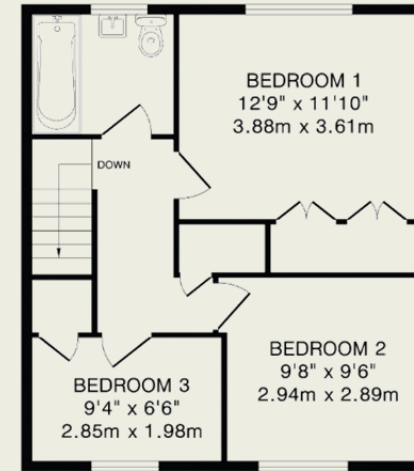
### Location

Walnut Grove is a quiet and popular residential location, just a short walk from local shops and transport links. Open countryside walks are within a stones throw of the property. Ofsted Good schools are also within walking distance. New QE2 Hospital is less than half a mile walk from the property.



Ground Floor

570 sq.ft.(52.9 sq.m)approx.



First Floor

448 sq.ft.(41.6 sq.m)approx.

TOTAL FLOOR AREA: 1018 sq.ft.(94.5 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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