



Howlands,  
Welwyn Garden City,  
AL7 4RA

 3 Bedrooms

 1 Bathroom  
 1 Cloakroom

 2 Reception Rooms

 Driveway

 Private Garden

 EPC Band C

Council Tax  
Band: C – £1,941.47 (Apr 24/Mar 25)

Guide Price  
£475,000 Freehold

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A delightful end of terrace family home with three bedrooms, large private garden and off street parking for two vehicles.

### Description

Happily, this family home is bright and well-presented throughout.

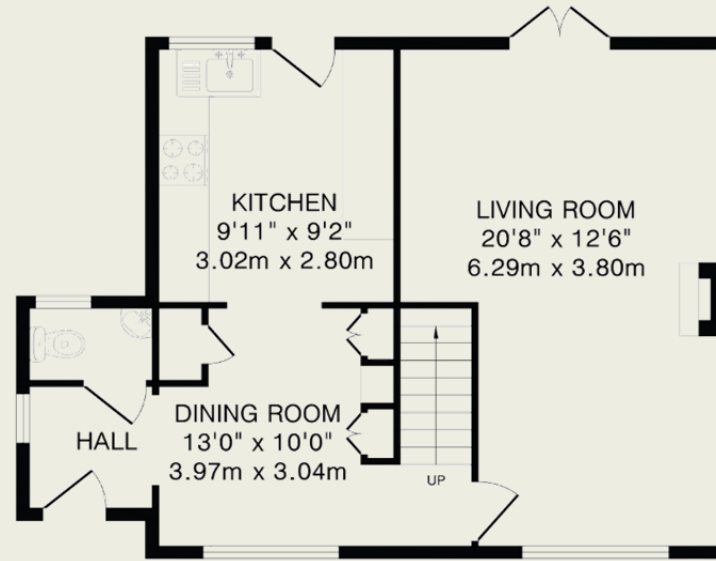
Downstairs, the layout flows easily from one room to another. A W/C is conveniently located off the hallway which leads into the dining room and adjoining smart, modern kitchen. The dining room flows round into the property's generous dual-aspect living room with stylish fire place and French doors onto the rear garden.

Upstairs, three good-size bedrooms are served by a bright family bathroom.

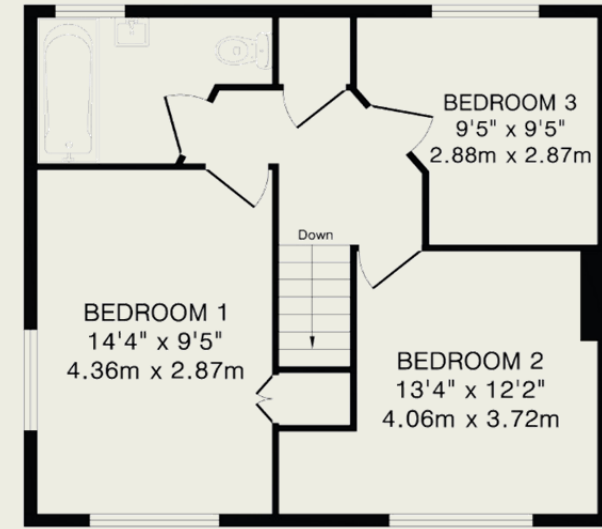
The large rear garden is mainly laid to lawn with two patios. A shed and a summerhouse are located at the far end of the garden along with a private parking space. The driveway adjacent to the attractive front garden provides further parking.

### Location

Situated on the south side of Welwyn Garden, the location offers close access to all major road links, popular local schooling, local shopping amenities and woodland walks. Welwyn Garden's main high street shops are just a short bus or car drive away and include John Lewis, Waitrose, Sainsbury's, The Howard Shopping Centre, as well as a mainline train station (London Kings Cross 25 minutes).



Ground Floor  
494 sq.ft. (45.9 sq.m) approx.



First Floor  
452 sq.ft. (42.0 sq.m) approx.

TOTAL FLOOR AREA: 946 sq.ft. (87.9 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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