

Wheatley Close,  
Welwyn Garden City,  
AL7 3LJ

 3 Double Bedrooms

 1 Bathroom

 2 Reception Rooms

 On Street

 Private Rear Garden with  
Smart Garden Office

 EPC Band D

Council Tax  
Band: D – £2,184.15 (2024-2025)

Guide Price  
£425,000 Freehold

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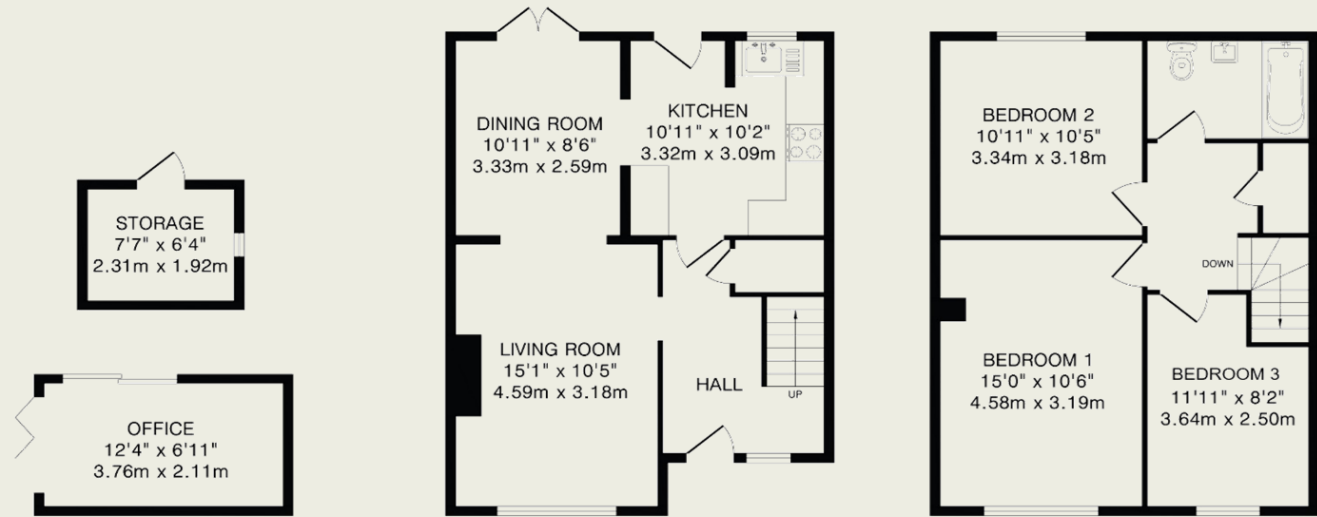
**A spacious, well-presented family home with three double bedrooms, open-plan downstairs living space and a smart garden office.**

### Description

This fantastic three double bedroom terraced family home with shared side access to the rear, offers spacious and well-balanced living accommodation. A mature, sunny, private front garden is laid to lawn and provides a lovely secluded outdoor spot. The open entrance hall presents stairs leading up to the first floor and doors to the kitchen straight ahead and lounge to the left. The lounge flows into the dining room at the rear which has French doors out onto newly-laid composite decking and the rear garden. At the far end of the garden, a smart, purpose-built office has room for two people to work comfortably side by side. The kitchen is located at the rear, adjacent to the dining room. It is fitted with stylish units, a range cooker with six-ring gas hob, integrated appliances and a range of cupboards. Upstairs, a broad landing has a deep airing cupboard and a newly-tiled family bathroom serves three double bedrooms. Happily, there is plenty of unrestricted on-street parking to the front of this delightful property.

### Location

Wheatley Close is found centrally to the eastern side of Welwyn Garden town centre and gives access to popular local schooling and shops/amenities at Woodhall, The town centre offers extensive amenities, including: John Lewis, Waitrose, Sainsbury's and the Howard Shopping Centre, along with a mainline train station (London Kings Cross 25 minutes) which is only circa 15-20 minutes' walk away. King George V Playing Field is close by and ideal for leisure activities such as walking, sports, fitness, dog walks etc.



Outbuilding  
133 sq.ft.(12.3 sq.m)approx.

Ground Floor  
474 sq.ft.(44.0 sq.m)approx.

First Floor  
499 sq.ft.(46.4 sq.m)approx.

**TOTAL FLOOR AREA: 1106 sq.ft.(102.7 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

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