


Church Place,  
Welwyn,  
Hertfordshire, AL6

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 Allocated Parking Space

 South East Facing Low  
Maintenance Rear Garden

 EPC Band C

Council Tax  
Band: E – £2,769.46 (2024-2025)

£150 pa Residents' Association cost for  
maintenance of communal areas.

Guide Price  
£450,000 Freehold

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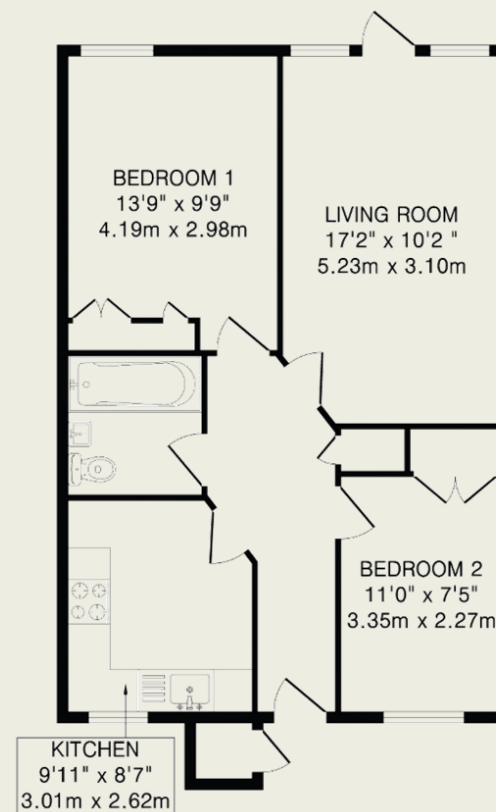
**A delightful two bedroom, over 55's, bungalow tucked away in a secluded turning within easy walking distance to Welwyn village.**

### Description

This over 55's bungalow has a pretty front garden with a delightful communal grass seating area contribute to this property's appealing frontage. A private parking space is located directly outside the front of the bungalow and a useful external storage cupboard is adjacent to the front door. A welcoming entrance hall presents doors to each of this charming bungalow's rooms, as well as to a large hallway cupboard. The kitchen has a small breakfast bar, a gas hob, electric oven and a range of units. A fully tiled modern bathroom serves two bedrooms, both of which benefit from sizeable fitted wardrobes. The largest bedroom, at the rear of the property, is beautifully bright and enjoys a view of the attractive, south-east facing, low-maintenance rear garden. Large windows and a glazed door lead onto the rear garden, allowing light to flood the spacious lounge at the rear of this lovely home. The property has just been redecorated internally, with brand new carpet in the two bedrooms and the lounge, as well as new flooring in the bathroom.

### Location

The bungalow is within walking distance of Welwyn village high street with its range of amenities including a Tesco Express, doctors, dentist and public houses. There are frequent bus services to Stevenage, Lister Hospital and Welwyn Garden City's more extensive range of amenities, including mainline rail station for a fast and frequent service to Kings Cross. Major road access is available at the A1(M) and there are excellent local schools too.



Ground Floor

TOTAL FLOOR AREA: 619 sq.ft.(57.5 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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