

**FOR SALE**



## **Three Bedroom Detached House, School Lane, Welwyn**

**ASKING PRICE OF £475,000**





## Three Bedroom, One Bathroom Detached House School Lane, Welwyn

**ASKING PRICE OF £475,000**

- Three Bedroom Detached House
- Village Location
- Scenic views to front and rear of property
- Located nearby to good schools, parks, and other local amenities
- Close to good transport links

### SUMMARY

This three-bedroom detached property is located in the sought after area of Welwyn Village, within close proximity of a number of independent shops, restaurants, cafes, dental practice, and doctors' surgery. There are transport links nearby, including the A1(M), and Welwyn North mainline train station is approximately two miles away with access to London Kings Cross within 25 minutes. Internally, the property features a dual aspect lounge/diner, kitchen, downstairs bathroom, and access to a paved courtyard garden with outbuildings. Upstairs there are three well-proportioned bedrooms with lovely scenic views. Externally, there is off-road parking, and a low maintenance garden to the side and rear of the property, together with side access. There is an abundance of rural views to the front and rear of the property. Viewing is highly recommended!!

### ENTRANCE HALL

UPVC front door leading to carpeted hallway, radiator, under-stairs cupboard, part-glazed UPVC door leading to courtyard area

### LOUNGE/DINER 22' 6" x 11' 0" (6.88m x 3.35m)

Spacious lounge comprising carpet, two radiators, double-glazed windows to front and side aspect, two ceiling lights





#### **KITCHEN 12' 11" x 8' 5" (3.94m x 2.57m)**

Vinyl floor, radiator, a range of white wall and base units, laminate work surfaces, stainless steel sink, part-tiled walls, space for white goods, pantry, two double-glazed windows to side aspect and door to paved courtyard, extractor fan, ceiling light.

#### **BATHROOM**

Vinyl floor, radiator, double-glazed obscured window to side aspect with fitted blind, pedestal sink with stainless steel taps, panel enclosed bath, part-tiled walls, ceiling light.

#### **WC**

Vinyl floor, radiator, double-glazed obscured window to side aspect with fitted blind, WC, loft hatch, ceiling light.

#### **STAIRS & LANDING**

Carpet, double-glazed window to side aspect, smoke alarm, loft hatch, ceiling light.

#### **BEDROOM ONE 14' 0" x 10' 4" (4.27m x 3.15m)**

Carpet, radiator, large double-glazed window to front aspect, cupboard space, ceiling light.

#### **BEDROOM TWO 12' 4" x 10' 3" (3.76m x 3.12m)**

Carpet, radiator, large double-glazed window to rear aspect, cupboard housing Ideal i-mini 24kW combi-boiler, ceiling light.

#### **BEDROOM THREE 8' 8" x 8' 7" (2.64m x 2.62m)**

Carpet, radiator, double-glazed window to rear aspect, ceiling light.



**EXTERNAL SPACE**

Paved courtyard area accessed via kitchen and has two outside storage cupboards. There is a rear private garden laid to lawn with side access and lovely scenic views of the surrounding area.



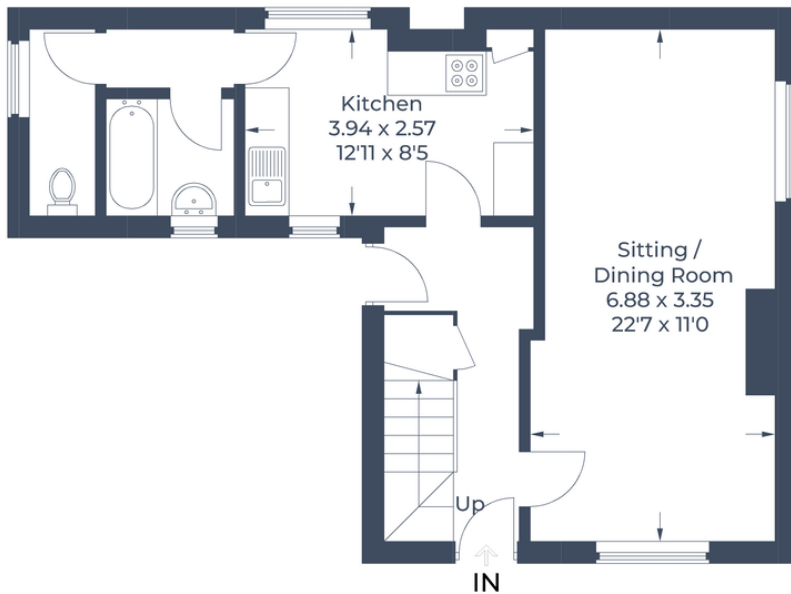
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		105
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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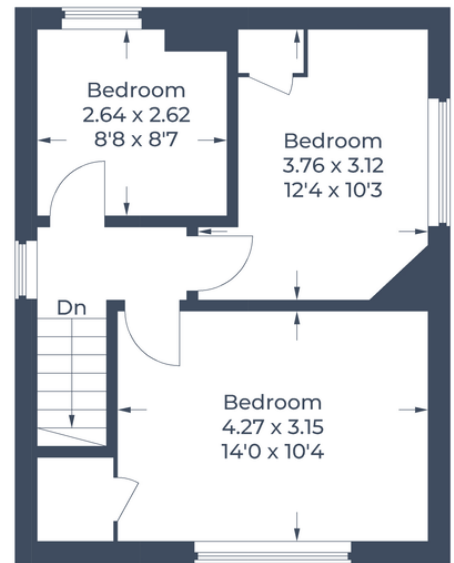




Approximate Gross Internal Area  
Ground Floor = 49.7 sq m / 535 sq ft  
First Floor = 37.4 sq m / 402 sq ft  
Total = 87.1 sq m / 937 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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## Martin & Co Welwyn

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