



**Daniells, Welwyn Garden City AL7 1QX**

**welcome to**

## **Daniells, Welwyn Garden City**

This three-bedroom mid-terraced family home is situated in the highly sought-after Panshanger area of Welwyn Garden City. The property is ideally located close to local schools and offers convenient access to the A414, A1(M), and Welwyn Garden City mainline train station with direct links into London. The ground floor features a downstairs cloakroom, spacious lounge with sliding doors opening onto the rear garden, creating a bright and airy living space. There is also a fully fitted open-plan kitchen/dining room, perfect for family meals and entertaining. Upstairs, the property offers three well-proportioned bedrooms and a shower room. Externally, there are front and rear gardens, along with on-street parking. Additional benefits include double glazing throughout and a hot air heating system. The home is within easy reach of a range of local amenities, including the Moors Walk parade of shops, which offers a doctor's surgery, Tesco Express, pharmacy, post office, hair salon, beauticians, and a selection of food takeaways.



### Cloakroom

Laminate flooring, W/C, wash hand basin.

### Lounge

16' 5" x 16' 6" ( 5.00m x 5.03m )

Sliding door to garden, carpet, hot air vent.

### Kitchen/Dining Room

16' 4" x 14' 4" ( 4.98m x 4.37m )

Double glazed window to front, laminate & vinyl flooring, wall and base units, space for appliances.

### Bedroom One

16' 5" x 11' 4" ( 5.00m x 3.45m )

Double glazed window to front, carpet, 2 x storage cupboard, hot air vent.

### Bedroom Two

13' 10" x 9' 4" ( 4.22m x 2.84m )

Double glazed window to rear, carpet, hot air vent, storage cupboard.

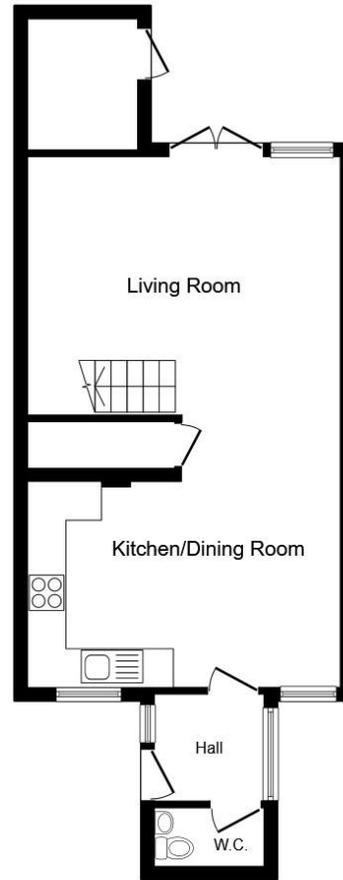
### Bedroom Three

13' 1" x 6' 4" ( 3.99m x 1.93m )

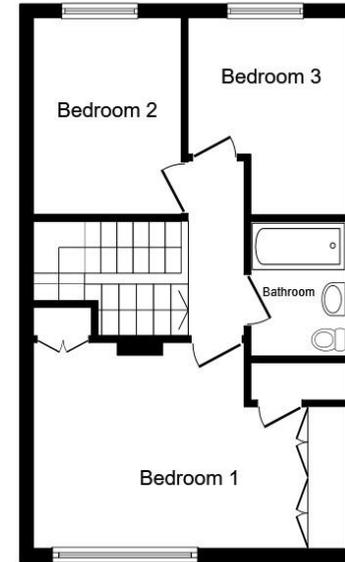
Double glaze window to rear.

### Shower Room

Tiled flooring, shower cubicle, wash hand basin, W/C.



**Ground Floor**



**First Floor**

Total floor area 88.6 m<sup>2</sup> (953 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Daniells, Welwyn Garden City

- Three Bedroom House
- Mid-Terrace
- On Street Parking
- Hot Air Heating System
- Close To Schools and Shops

Tenure: Freehold EPC Rating: D  
Council Tax Band: D



offers in excess of

**£350,000**



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)

Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN109510 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01707 324361**



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



**williamhbrown.co.uk**