



Bryan Bishop
and partners

Guessens Grove
Welwyn Garden City, AL8 6RF



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Situated within a prime West Side location just a stone's throw from the heart of the Garden City town centre and close to renowned schooling is this well presented terraced family home. Internal accommodation to the ground floor consists living room, modern fitted kitchen/dining room and a downstairs cloakroom. First floor boasts three very good sized bedrooms and family bathroom. Externally the property comprises a well maintained laid to lawn rear garden and residents permit parking to the front.

THE AREA: Situated in a prime sought after West Side location and within a stone's throw of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose and Marks & Spencer. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Renowned local primary and secondary schooling, Gosling Sports Park, local sports clubs and The Campus West for entertainment, theatre, cinema and library are all within walking distance





Summary

Downstairs:

Entrance Hallway

Kitchen/Dining Room 18'4" x 9'10"

Living Room 15'8" x 11'3"

WC

Upstairs:

Hallway

Bedroom One 13'3" x 8'11"

Bedroom Two 11'9" x 9'1"

Bedroom Three 10'2" x 6'8"

Family Bathroom



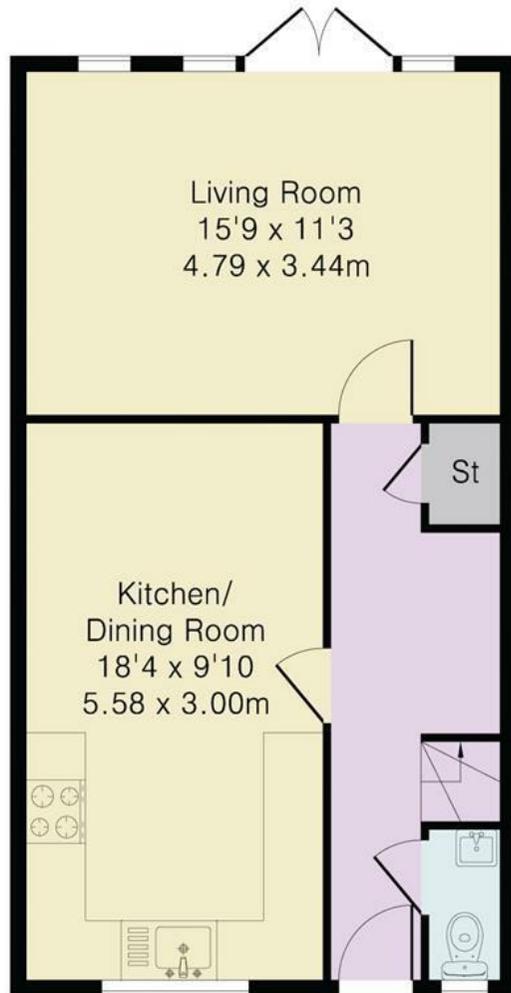




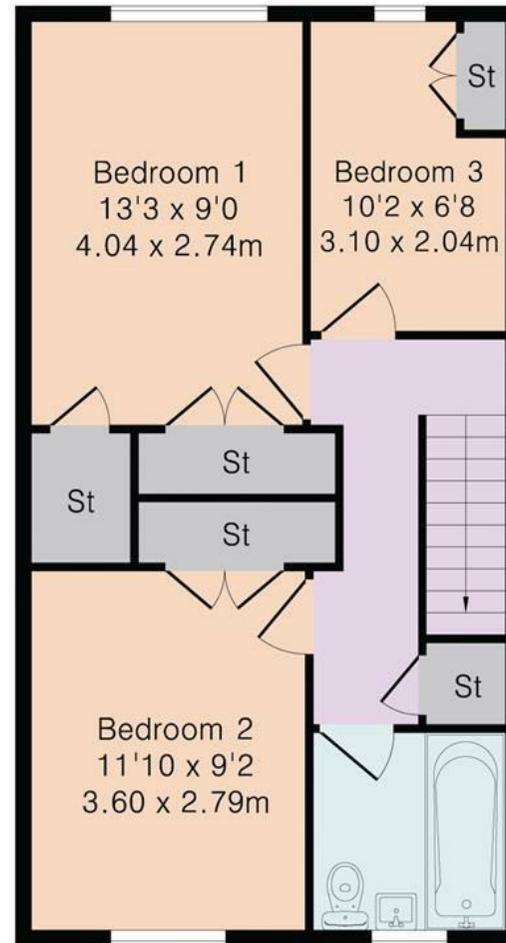
Approximate Gross Internal Area 938 sq ft - 88 sq m

Ground Floor Area 469 sq ft – 44 sq m

First Floor Area 469 sq ft – 44 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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