



JR Sales & Lettings

**Beechfield Road  
Welwyn Garden City**



**£434,950  
Freehold**



An attractive and nicely presented three bedroom end-of-terrace home, well maintained throughout and offering private off-street parking, a generous approx. 100ft rear garden, and excellent potential to extend (subject to the usual planning consents). The property is superbly located on Beechfield Road, on the sought-after southern side of the Garden City.

The home is conveniently positioned within easy reach of the town centre and mainline rail station, providing direct links to London King's Cross, and is also within easy reach of Stanborough Lakes, offering attractive open green space and leisure facilities. The area further benefits from a wide range of local shops, highly regarded schools, and excellent road links.

Nearby amenities include the High Street, Howard Shopping Centre, and popular retailers such as Waitrose and John Lewis, along with a nice selection of restaurants, cafés and pubs, all within a short distance.

An ideal home for families or commuters seeking an attractive, well-located property with lifestyle benefits and scope for future enhancement.

- **Particularly attractive three bedroom end-of-terrace home**
- **Nicely presented and well maintained throughout**
  - **Private off-street parking**
  - **Generous approx. 100ft rear garden**
- **Excellent potential to extend (subject to planning)**
  - **Sought-after southern side of the Garden City**
- **Within easy reach of the town centre and mainline rail station**
  - **Direct rail links to London King's Cross**
  - **Close to Stanborough Lakes and open green spaces**
  - **Near to shops, popular schools, restaurants, cafés and pubs**

### **Front**

Driveway for two cars. Shrub and flower borders. Step up to front door.

### **Entrance**

Composite double glazed entrance door to the:-

### **Hallway**

Wooden floor. Stairs to the first floor. Cloaks hanging and shoe storage space. Door to the:-

### **Living Room**

13' x 12'6

Georgians style double glazed windows to the front. Radiator. Feature gas fire with stone hearth and a real flame cast iron fire. Picture rail. Wooden flooring. Cupboard understairs housing meters and consumer unit. Door into the:-

### **Kitchen**

16'1 maximum measurement x 9'9

Double glazed door to the garden. Georgian style double glazed windows to the rear. Wall mounted boiler. Wooden flooring. Radiator. Attractive range of Wren fitted wall and base fitted units in a off white shaker style. Bosch double oven with a four ring gas hob and extractor fan over. 1 1/2 bowl sink with mixer tap. Plumbing and space for a dishwasher. Recess for tall fridge freezer. Utility area with plumbing for washing machine with space for tumble drier and shelving above. Two good sized built in larder cupboards.

### **First Floor Landing**

Georgian style double glazed window to the side. Access to boarded loft space with pull down ladder and shelving and storage . Doors to:-

### **Bedroom One**

12'6 x 10'5 into door recess

Georgian style double glazed window to the front. Radiator.

### **Bedroom Two**

10'5 x 9'4

Georgian style double glazed window to the rear. Radiator. Built in airing cupboard housing the immersion cylinder. Part panelled walls.

### **Bedroom 3**

7'6 x 8'9

Georgian style double glazed window to the side. Double radiator. Laminate wooden floor.

### **Family Bathroom**

Georgian style opaque double glazed window to the side. Panel bath with mixer tap. Pre-plumbing for mixer tap with rain head and hand attachment. Vanity wash hand basin/toilet combo with mixer tap and cupboard under. Concealed cistern with push button flush. Chrome towel radiator. Ceramic tiled floor. Part tiled walls in complimentary ceramics.

### **Garden**

approx 100ft

Concrete hard standing. Side access via double gates. Outside water tap. Light. Mainly laid to lawn with shrub and flower borders. Glass greenhouse. Path leading to a rear decking area. Timber shed. Summer house.

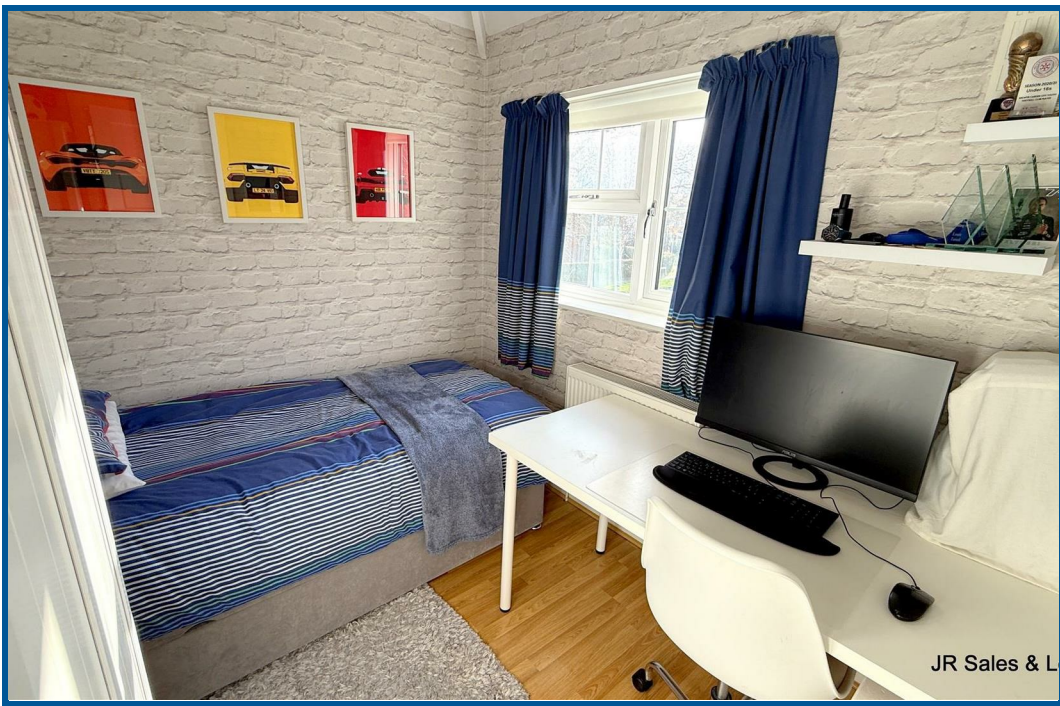




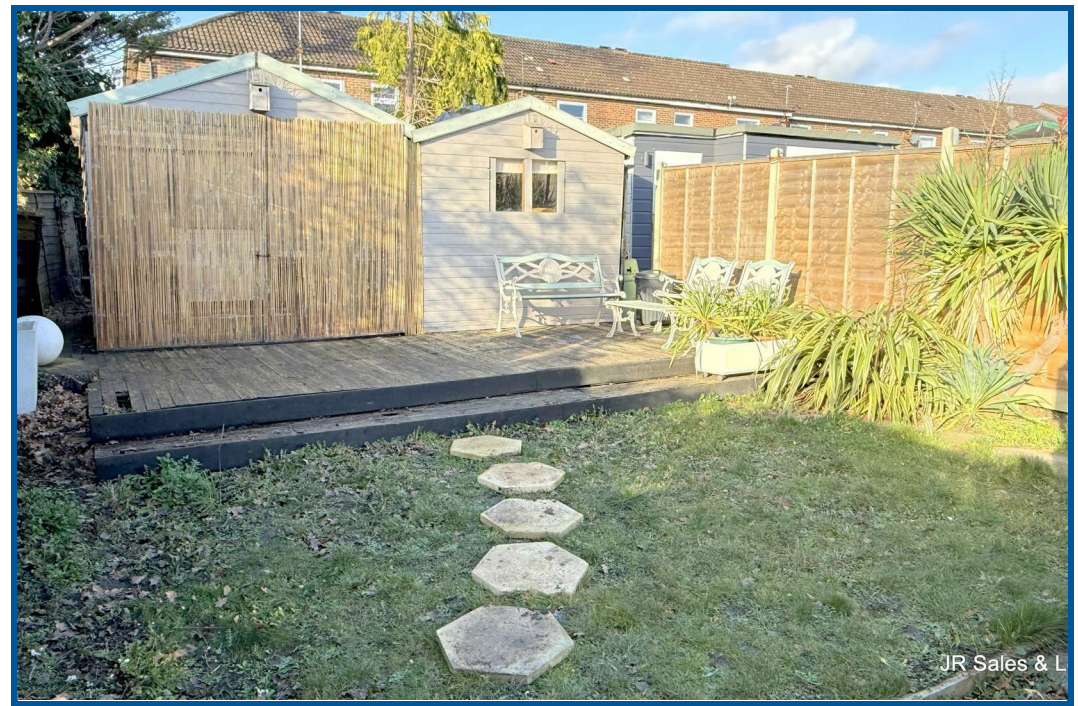




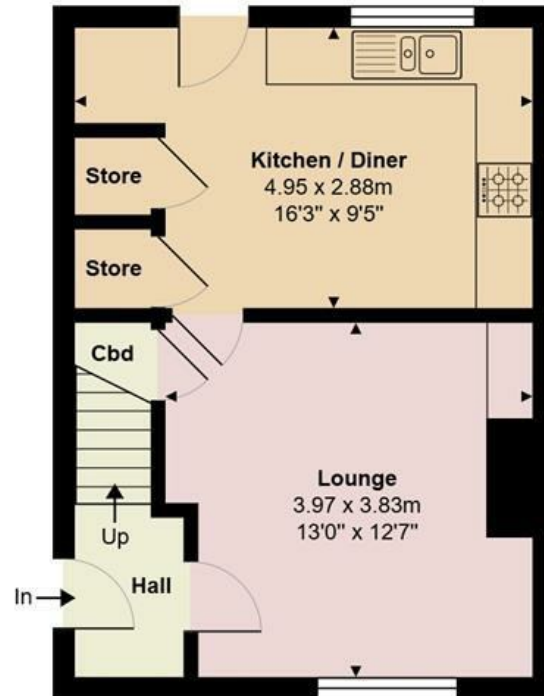




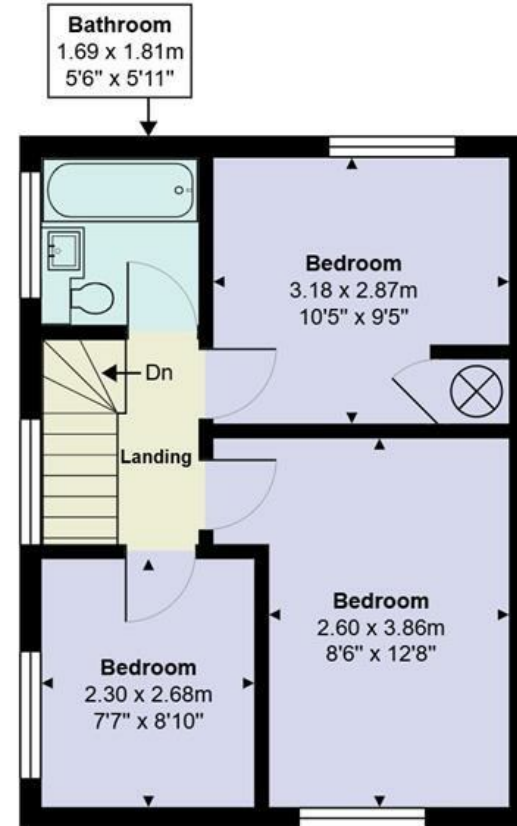








**Ground Floor**  
Area: 34.7 m<sup>2</sup> ... 374 ft<sup>2</sup>



**First Floor**  
Area: 35.5 m<sup>2</sup> ... 382 ft<sup>2</sup>



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Beechfield Road, Welwyn Garden City, AL7 3RF

Total Area: 70.2 m<sup>2</sup> ... 756 ft<sup>2</sup>

All measurements are approximate and for display purposes only