

Hollybush Lane, Welwyn Garden City, AL7 4JN

£400,000

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Hollybush Lane, Welwyn Garden City

Guide Price; £400.000-£415.000

Situated on a corner plot, overlooking a green, is this deceptively spacious three bedroom end terrace family home.

Conveniently located within walking distance of the town centre, train station, local shops, schools and the King George V playing fields..

The property offers; lounge, separate dining room with patio doors to the rear garden, kitchen with built in appliances, a ground floor WC, three bedrooms and a shower room. The property also benefits from gas radiator central heating and has double glazed windows and doors.

Outside the corner plot provides gardens to front,k side and rear, there is a private driveway which gives access to a garage.

Please call our team on 01707 270777 for further details..

























Entrance Hall
Double glazed entrance door, stairs to first floor landing, radiator, door to:

WC
Wc, wash hand basin, double glazed window to side.

Lounge
11'11" x 14'2"
Double glazed window to side, radiator, gas fire with stone surround and hearth, door to dining room.

Dining Room
10'6" x 9'0"
Double glazed patio doors leading to the rear garden, radiator, door to kitchen.

Kitchen
8'10" x 10'2"
Fitted with a range of wall and base units, complimentary work surface with tiled splash back, inset one and a half bowl sink/drainer with mixer tap, inset electric hob with extractor hood over, built in oven, tiled floor, space for fridge/freezer, double glazed window to front, door to lobby and dining room.

Lobby
Space for fridge/freezer, doors to garage and front and rear gardens.

Landing
Airing cupboard, radiator, doors to:

Bedroom One
10'10" x 13'3"
Two double glazed windows to side, fitted wardrobes and further storage cupboard.

Bedroom Two
9'3" x 9'11"
Double glazed window to side, built in storage cupboard.

Bedroom Three
10'1" x 7'0"
Double glazed window to side, storage cupboard housing gas fired boiler.

Shower Room
Fully tiled room with corner shower cubicle with rainfall and hand held showers vanity wash hand basin with mixer tap and storage under, concealed cistern dual flush wc, chrome effect heated towel rail, extractor fan, double glazed window to side.

Front & Side Gardens
Mainly lawn, flower and shrubs, hedge to boundary, path to front door.

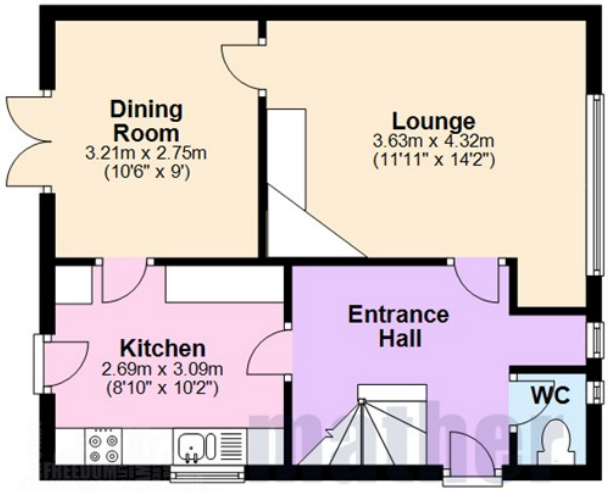
Rear Garden
Patio area to immediate extending to lawn, flower and shrub beds.

Driveway
Providing private off street parking and access to the garage.

Garage
Up and over door, power and light, door to utility room and garden.

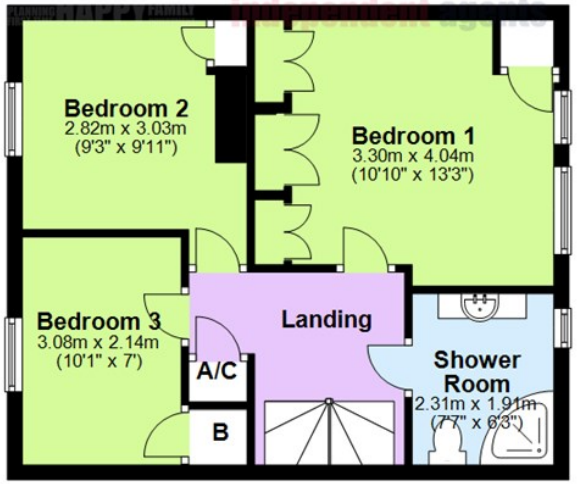
Ground Floor

Approx. 42.9 sq. metres (461.4 sq. feet)



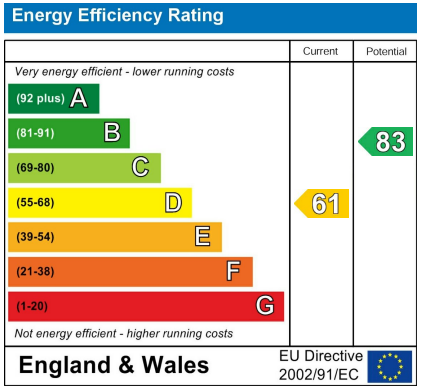
First Floor

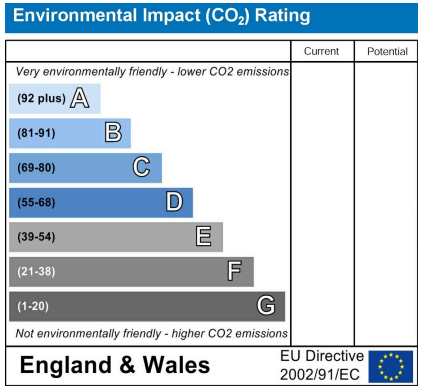
Approx. 43.0 sq. metres (462.7 sq. feet)

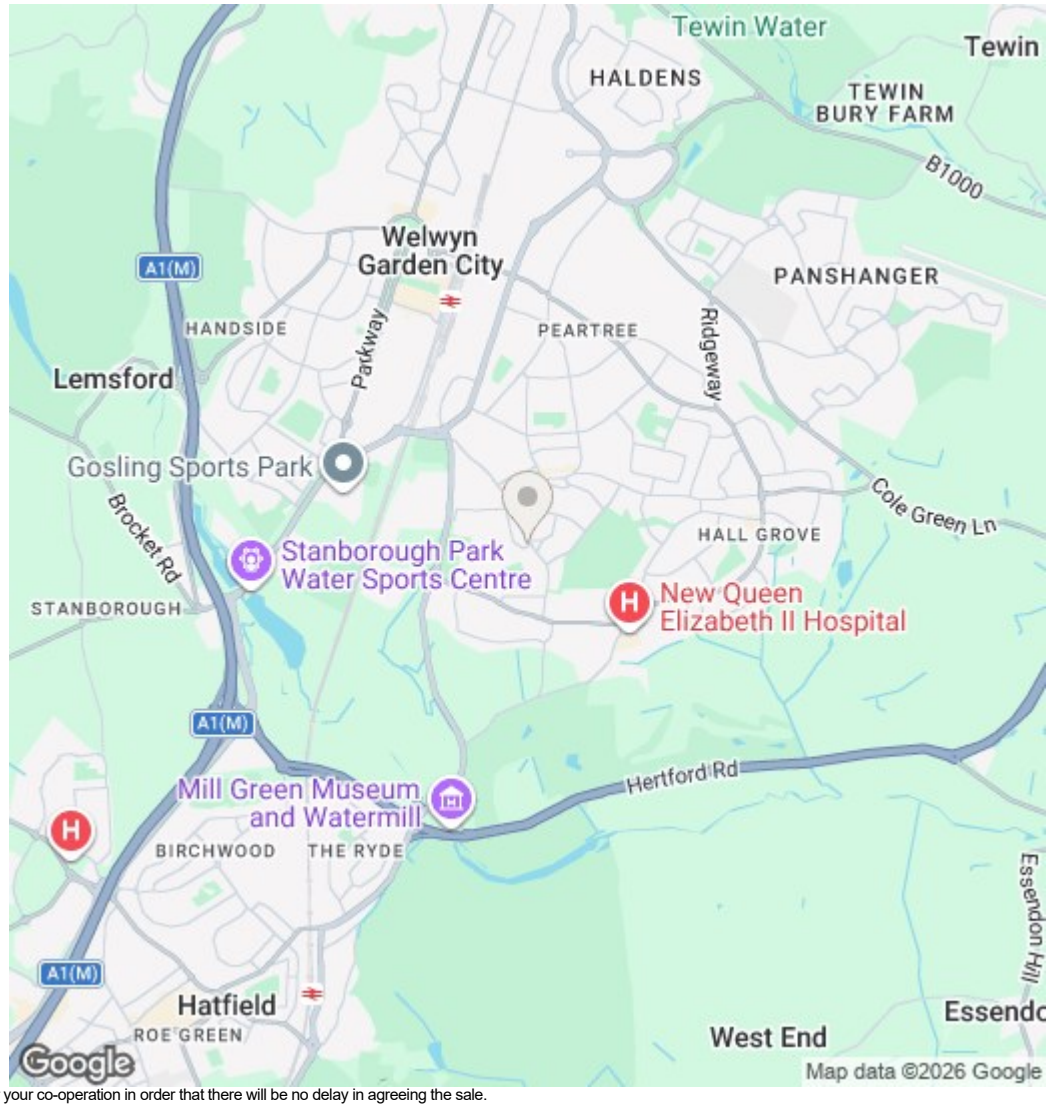


Total area: approx. 85.9 sq. metres (924.1 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.







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3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
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