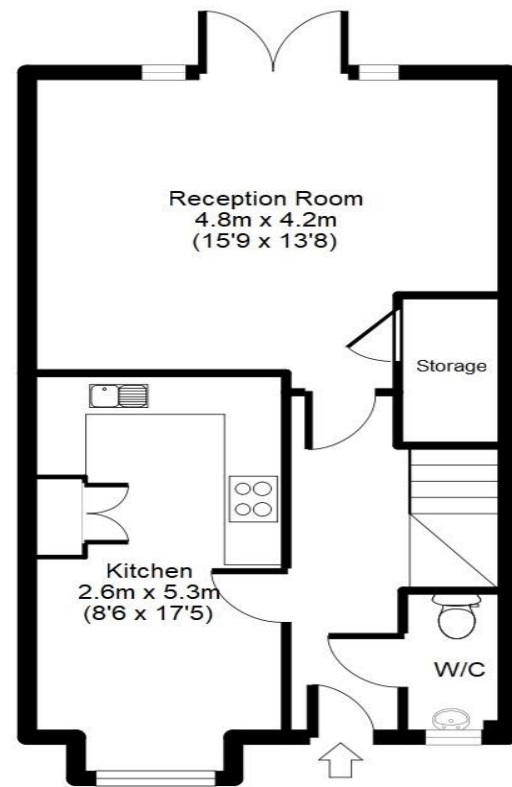
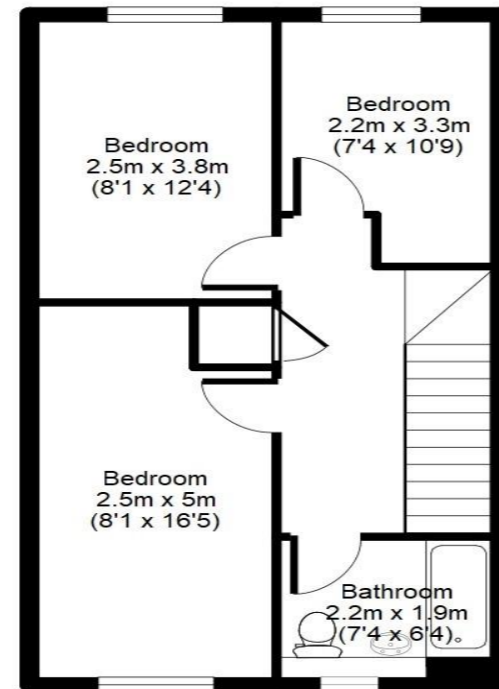


Princes Avenue, Welwyn Garden City, AL7

APPROX GROSS INTERNAL FLOOR AREA: 906 sq. ft / 84 sq. m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

For identification purposes only
Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Princes Avenue, Welwyn Garden City Freehold Price £500,000



Modern and spacious three bedroom end of terrace house with off street parking for two vehicles. Located on the Bellway development, which was built in 2017, in a quiet location.

- End of Terrace
- Excellent Condition
- Kitchen with Dining Area
- Solar Panel on Roof
- Parking for Two Cars
- Alarm Installed
- Bellway Development
- Air Conditioned Main Bedroom
- Planning Permission for a 3.6m Single Extension
- Close to Hatfield Train Station





Front Garden

An attractive block paving driveway accommodating parking for 2 vehicles and side access gate to rear garden.

Entrance/ Hallway

A composite front door with double glazed panels with recessed LED lighting. Carpeted stairs leading to first floor landing.

Ground floor cloakroom

Tiled flooring, part-tiled walls, radiator, obscure double-glazed window to front, low-level flush WC, white pedestal sink, mirrored cloakroom cabinet and low level radiator. Wall mounted Combination boiler.

Kitchen and Dining area

8'6" (2.59m) x 17'5" (5.31m)

Composite wood style flooring, a selection of white wall and base units with laminate work tops with downlighters, stainless steel 1.5 bowl sink unit with mixer taps, integrated Zanussi oven, hob and concealed extractor fan, integrated dishwasher, fridge-freezer and washing machine, recessed LED ceiling lights. Part tiled walls with electrical and USB points. The dining area is an ideal family space that can accommodate a dining table with overhead ceiling light, radiator, the front with double-glazed window with shutter blinds.

Lounge

15'9" (4.8m) x 13'8" (4.17m)

A bright airy room with composite wood style flooring, radiators, double glazed French doors with side panels, overlooking the garden. Tv and ariel points. Storage cupboard.

First floor Landing

Carpeted flooring, radiator, storage cupboard and loft access (Half boarded). Recessed LED lighting.

Bedroom One

8'1" (2.46m) x 16'5" (5m)

Carpeted flooring, radiator, double glazed front window. Electrical points with USB ports. Wall mounted air conditioning unit. Ceiling lights.

Bedroom Two

8'1" (2.46m) x 12'4" (3.76m)

Carpeted flooring and double glazed rear window. Electrical points with USB ports. Ceiling lights.

Bedroom Three

7'4" (2.24m) x 10'9" (3.28m)

Carpeted flooring, radiator and double glazed rear window. Ceiling lights.

Bathroom

7'4" (2.24m) x 6'4" (1.93m)

Fully tiled bathroom, double glazed obscure windows to front aspect. Bath with mixer taps with a choice of two shower attachments, wall mounted wash basin, low level WC, heated towel rail holder. Recessed LED lighting. Shaver points.

Rear Garden

The rear garden is laid mainly to lawn with a patio and decked area. Wooden garden storage unit. Outside water tap.

Further Details

The property is Freehold

Council Tax Band - Band D