

FOR SALE



Four Bedroom End of Terrace, Langstone Ley, Welwyn Garden City

GUIDE PRICE £585,000


MARTIN & CO



Langstone Ley, Welwyn Garden City

Four Bedrooms, Two Bathrooms

GUIDE PRICE **£585,000**

- CHAIN FREE!!
- Four Bedroom End of Terrace Link Detached Property
- Parking for two cars
- Ensuite to Master Bedroom
- Close to excellent local Amenities and Schooling
- Attractive Gardens to front and rear of Property
- Viewing highly recommended!

SUMMARY

CHAIN FREE! Martin & Co are pleased to welcome to the market this impressive four-bedroom link detached end of terrace property, located in a popular but quiet development on the outskirts of Panshanger. This ideal family home is in immaculate condition and features entrance hall, WC/cloakroom, kitchen/diner, lounge, four bedrooms, including master with ensuite, and family bathroom. There is an integral garage with additional parking to the front of the property, and an attractive low maintenance landscaped garden to the rear. Welwyn Garden City is a popular and attractive town featuring John Lewis, Waitrose, Sainsbury's, and a broad range of shops, restaurants and café bistros.



The Train Station provides excellent transport links to London, Kings Cross within 30 minutes, and there are good transport links nearby. Viewing is **HIGHLY RECOMMENDED** to appreciate this beautiful family home!

HALLWAY

Composite front door leading to spacious hallway comprising wooden floor, radiator, smoke alarm, ceiling lights and doors leading off to WC/cloakroom, storage cupboard, and kitchen/diner. The cupboard has good storage space, shelving, and light.

KITCHEN/DINER 13' 11" x 11' 9" (4.25m x 3.60m)

Ceramic tiled floor, double radiator, double-glazed Bay window to front aspect with fitted blinds, a range of modern white wall and base units with under-cupboard lighting, wooden work surfaces, and stainless steel 1.5L sink with silver mixer tap.

DOWNSTAIRS WC/CLOAKROOM

Ceramic tiled floor, radiator, white pedestal sink with silver mixer tap, and tiled splashback, low-level WC, extractor fan, ceiling lights.

LOUNGE/DINER 15' 9" x 15' 2" (4.81m x 4.63m)

Wooden floor, double radiator, double-glazed window to rear with fitted blinds, double-glazed French doors to rear garden with fitted blind, ceiling lights.

STAIRS & LANDING

Carpeted stairs leading up to landing. Radiator, door to airing cupboard, loft hatch, ceiling light.



MASTER BEDROOM 14' 5" x 11' 11" (4.41m x 3.63m)

Carpet, double radiator, two double-glazed windows to rear aspect with fitted blinds, built-in cupboard/wardrobe space, ceiling lights. Door leading to ensuite.

ENSUITE

Ceramic tiled floor, double-glazed obscured porthole window facing side aspect, with fitted blind, part-tiled walls, low-level flush WC, sink with silver mixer tap housed in vanity unit, double shower cubicle with shower attachment and tiled walls, shaver point, extractor fan, ceiling lights.

BEDROOM TWO 9' 5" x 7' 10" (2.87m x 2.40m)

Carpet, radiator, double-glazed window to rear aspect with fitted blinds, built-in cupboard/wardrobe space, ceiling light.

BEDROOM THREE 11' 11" x 9' 0" (3.64m x 2.76m)

Carpet, radiator, double-glazed window to front aspect with fitted blinds, ceiling light.

BEDROOM FOUR 7' 11" x 7' 7" (2.42m x 2.32m)

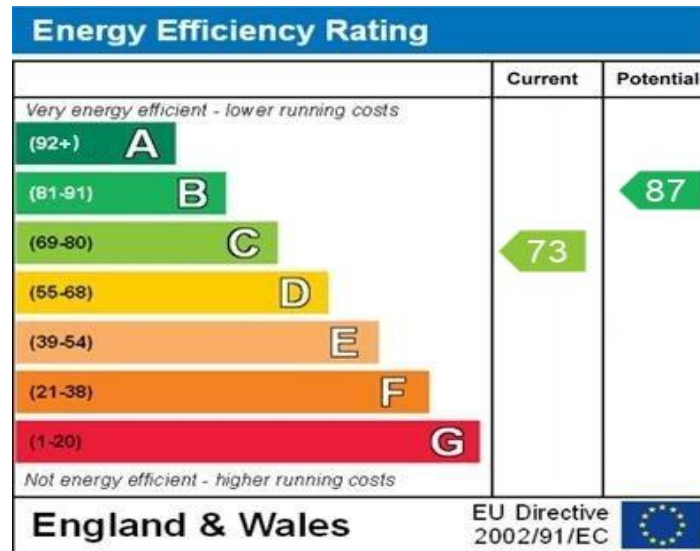
Carpet, radiator, double-glazed window to front aspect with fitted blinds, loft hatch, ceiling lights.

BATHROOM

Ceramic tiled floor, radiator, double-glazed obscured window to front aspect with fitted blind, part-tiled walls, low-level flush WC, panel enclosed bath with silver mixer tap, shower attachment, shower screen and tiled surround, extractor fan, ceiling lights.

EXTERNAL SPACE

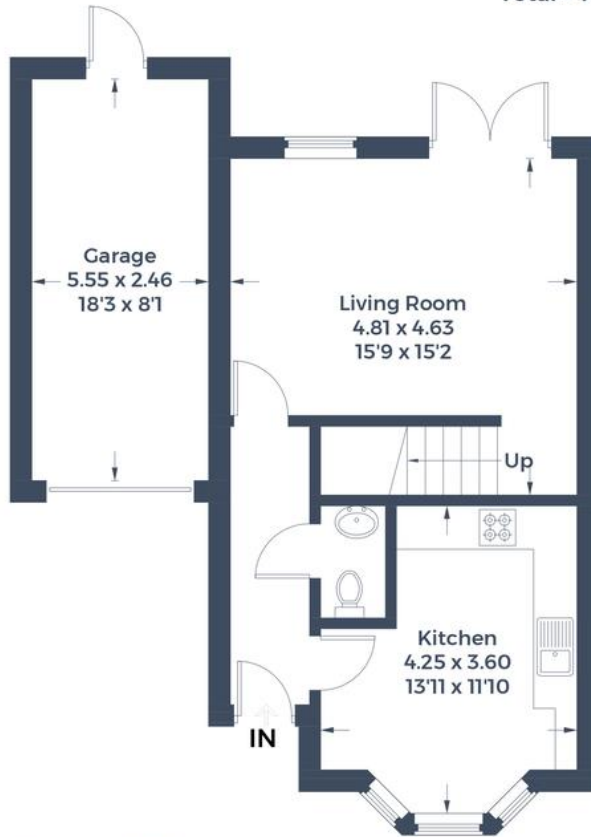
The front of the property is laid to lawn, with a block-paved driveway leading to an integral garage(18'3" x 8'1"), paved pathway to front door, and attractive edged flower and shrubbery area. To the rear is an attractive low maintenance garden, laid to lawn, with patio area, landscaped shingle borders, gated side access, outside tap, and garden shed.



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Approximate Gross Internal Area
 Ground Floor = 40.8 sq m / 439 sq ft
 First Floor = 53.6 sq m / 577 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 108.3 sq m / 1,166 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Martin & Co Welwyn

16 Howardgate • Welwyn Garden City • AL8 6BQ
 T: 01707 334576 • E: welwyn@martinco.com

01707 334576

<http://welwyn.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

