

**FOR SALE**



**Five Bedroom, Three Bathroom Semi-Detached House  
Stanborough Mews, Welwyn Garden City  
Offers In Excess of £750,000**

**MARTIN&CO**



## Stanborough Mews, WGC

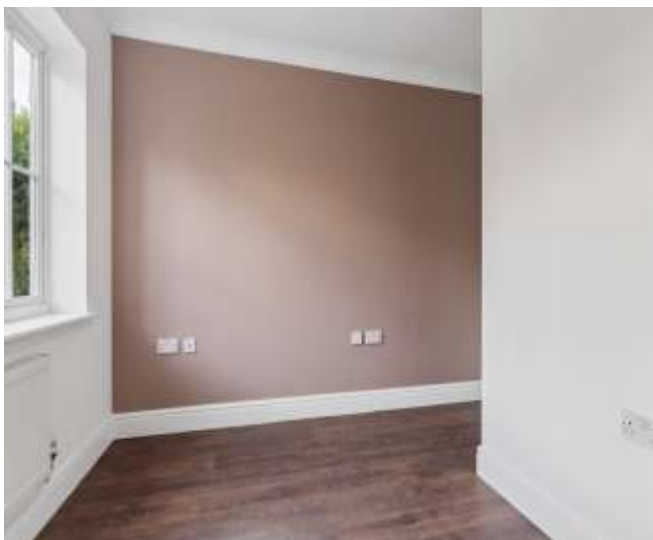
### Five Bedrooms, Three Bathrooms

Offers In Excess of £750,000

- CHAIN FREE!
- FIVE BEDROOM, THREE BEDROOM SEMI-DETACHED PROPERTY
- CLOSE TO GOOD LOCAL AMENITIES
- AMPLE PARKING
- SHORT WALK TO TOWN CENTRE AND TRAIN STATION

#### SUMMARY

**CHAIN FREE!!** - This spacious five-bedroom, three-bathroom semi-detached town house is set within a small, private cul-de-sac on the highly sought-after AL8 side of Welwyn Garden City. Ideally located, the property is just a short walk from the town centre and train station, offering excellent convenience for commuters and families alike. The property provides flexible and well-proportioned living space, including a generous kitchen, dining room, lounge, and a versatile study/playroom. Across the upper two floors, you will find five good-sized bedrooms and three bathrooms, including a modern ensuite to the principal bedroom. Externally, the home benefits from a private rear garden, a garage with side access, and driveway parking for up to three cars. Welwyn Garden City is a highly sought-after location offering excellent rail and road connections.



The Town Centre features an array of shops, integrated **STOVES** oven with extractor filter-  
restaurants, and cafés, while the surrounding hood over, integrated fridge and separate  
area provides a wide range of amenities, freezer, cupboard housing VAILLANT boiler,  
including Stanborough Park, Gosling Sports space for washing machine and dishwasher,  
Park, and the Campus West entertainment smoke alarm, inset LED lighting.  
complex.

### **GROUND FLOOR**

#### **HALLWAY**

Composite front door leading to spacious  
entrance hall with laminate floor, radiator,  
coving, smoke alarm, two ceiling lights, and  
doors leading onto;

#### **KITCHEN/DINER**

Tiled floor, radiator, double-glazed windows to  
front and side aspect, part-tiled walls, a range  
of base and wall units, two stainless steel sinks  
with mixer taps, laminate work surfaces, lights.  
Door leading to;

#### **STUDY/PLAYROOM**

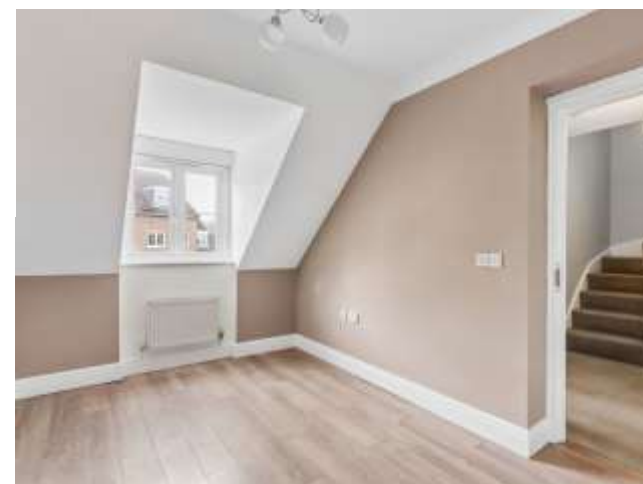
Laminate floor, radiator, double-glazed  
windows to front aspect, coving, ceiling light.

#### **DOWNSTAIRS CLOAKROOM**

Tiled floor, sink with stainless steel taps and  
tiled surround, low-level flush WC, extractor  
fan, inset LED lighting.

#### **LOUNGE**

Laminate floor, radiator, double-glazed window  
front and French doors leading to rear garden,  
coving, smoke alarm, smoke alarm, ceiling  
lights. Door leading to;



## DINING AREA

Laminate floor, radiator, double-glazed windows to rear aspect, coving, smoke alarm, ceiling lights.

## FIRST FLOOR

### LANDING

Carpet, airing cupboard housing hot water tank and storage, coving, smoke alarm, ceiling light.

### BEDROOM ONE

Laminate floor, radiator, double-glazed window to front aspect, coving, smoke alarm, ceiling light.

### BEDROOM TWO

Laminate floor, radiator, double-glazed window to front aspect, built-in wardrobe space, coving, smoke alarm, ceiling lights.

## BATHROOM

Vinyl floor, radiator, three piece bathroom suite featuring panel enclosed bath with silver mixer tap, shower attachment and shower screen, pedestal sink with stainless steel taps, low-level flush WC, part-tiled walls, double-glazed obscure window to front aspect, mirrored bathroom cabinet, extractor fan, inset LED ceiling downlights.

### BEDROOM THREE (PRINCIPAL)

Laminate floor, radiator, double-glazed window to rear aspect, built-in wardrobe space, coving, smoke alarm, ceiling lights. Door leading to

### EN-SUITE;

### ENSUITE

Vinyl floor, heated towel rail, three piece

bathroom suite with panel enclosed bath with mixer tap, shower attachment and shower screen, pedestal sink with stainless steel sink taps, low-level flush WC, part-tiled walls, double-glazed obscure window to rear aspect, extractor fan, inset LED downlights.

## SECOND FLOOR

### LANDING

Carpet, coving, smoke alarm, ceiling light.

### BEDROOM FOUR

Laminate floor, radiator, double-glazed window to rear aspect, built-in wardrobe space, coving, smoke alarm, ceiling lights.

### BEDROOM FIVE

Laminate floor, radiator, double-glazed window to front aspect, coving, smoke alarm, ceiling lights.

### SHOWER ROOM

Laminate floor, low-level flush WC, sink with stainless steel taps, fully tiled single shower cubicle, part-tiled walls, extractor fan, inset LED downlights.

### EXTERNAL SPACE

The front of the property features mature shrubs, an outside light, a single garage (17'9" x 8'11") to the side, and additional parking for up to three cars. The low maintenance rear garden is laid to lawn featuring mature shrubs and flowers, patio space, secure gated side access, access door leading to garage, garden lights, and outside tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area  
 Ground Floor = 63.0 sq m / 678 sq ft  
 First Floor = 56.1 sq m / 604 sq ft  
 Second Floor = 30.9 sq m / 333 sq ft  
 Garage = 14.6 sq m / 157 sq ft  
 Total = 164.6 sq m / 1,772 sq ft



**Ground Floor**



**First Floor**



**Second Floor**



Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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