


Howlands
Welwyn Garden City
AL7 4RB

 3 Bedrooms

 2 Shower Rooms

 2 Reception Rooms

 Driveway for 2 Vehicles

 South East Facing Rear Garden

 EPC Band C

Council Tax
Band: C
£2,037.07 Apr 25/Mar 26

Offers in Excess of
£450,000 Freehold

 **ashtons**
for life's great moves



This three bedroom end terrace house has been extended to increase the ground floor living space and add a useful shower room, whilst also benefitting from off street parking and a south east facing enclosed rear garden.

Description

Coming to the market in good decorative order throughout, this three bedroom end terrace house has been extended to improve the already generous living space.

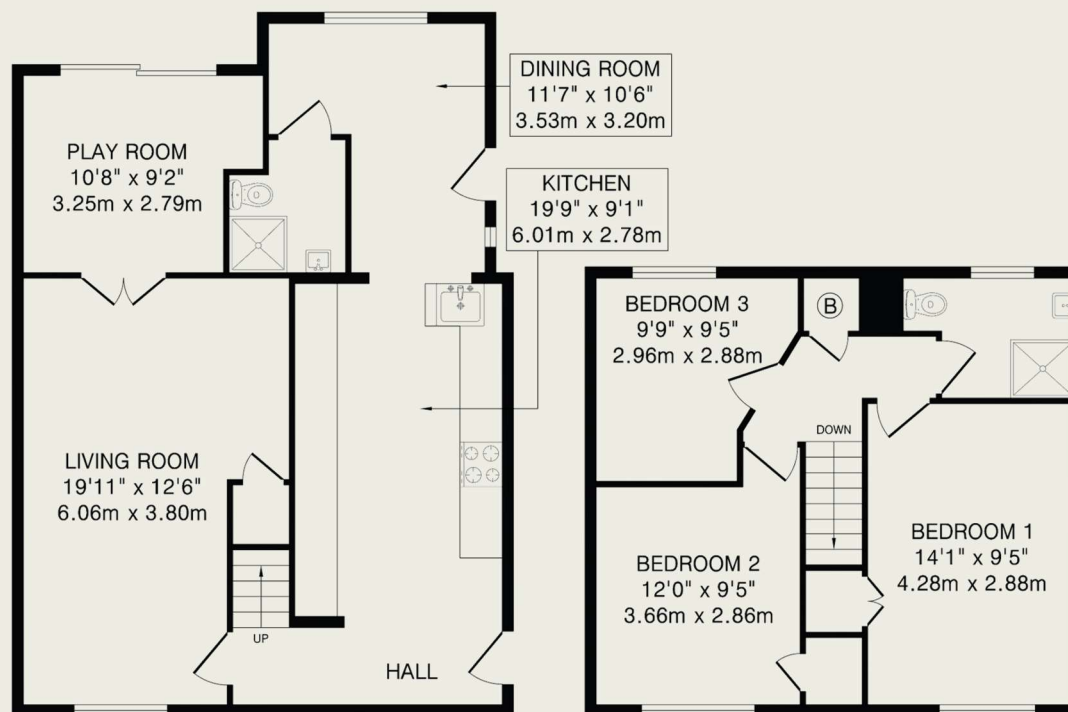
The property now comprises kitchen/diner, with access to a shower room just off, a good size living room and separate playroom/study.

Upstairs, three good size bedrooms are served by another shower room.

Externally, there is a private and secluded south east facing rear garden and hard standing off street parking to the front.

Location

Situated on the south side of Welwyn Garden, the location offers close access to all major road links, popular local schooling, local shopping amenities and woodland walks. A short car or bus journey away is Welwyn Garden's main high street shops - John Lewis, the Howard Shopping Centre, along with a mainline rail station (London Kings Cross 28 minutes).



Ground Floor
669 sq.ft.(62.1 sq.m)approx.

First Floor
443 sq.ft.(41.1 sq.m)approx.

TOTAL FLOOR AREA: 1112 sq.ft.(103.2 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third-party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligation to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.