




Runsley, Welwyn
Garden City, AL7 1NJ

 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

 Driveway

 Private Rear Garden

 EPC Band C

Council Tax
Band: D – £2,291.70 (25/26)

Guide Price
£475,000 Freehold



A well-presented family home, with the advantage of open-plan living downstairs and three good-size bedrooms.

Description

This bright, beautiful property exudes warmth and comfort throughout.

A utility room with W/C is conveniently located at the foot of the stairs. The ground floor accommodation has been extended and flows very nicely from one space to another, offering a family-orientated open layout. Sliding patio doors run along the back of the dining room and lead directly on to the large, sunny rear patio with attractive lawned area beyond. The spacious kitchen has side access on to the rear garden, a breakfast bar, integrated appliances and a range of practical storage units.

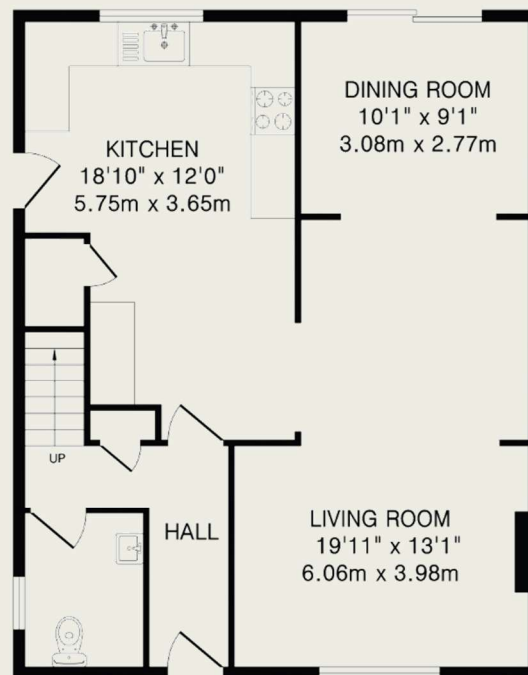
Upstairs, three great size bedrooms are served by a modern, fully-tiled shower room. The largest bedroom at the front of the house, benefits from deep fitted wardrobes along the entire length of one wall.

Externally, the rear garden benefits from a large outbuilding. At the front, a large, smart block-paved driveway provides off-street parking for two vehicles, possibly three and there is access via double gates to a significant space at the side of the house which provides extra parking and offers the opportunity to extend the property quite substantially to the side.

Agents Note: Property currently has spray foam insulation in the loft, which will be removed prior to any sale completing. Please contact the office if you wish to discuss in more detail.

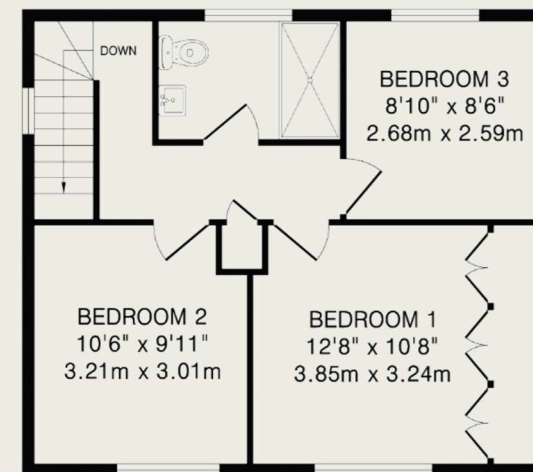
Location

Runsley is situated within a short walk of local shops, a good choice of nursery and primary schools and a number of bus services to the town centre. Welwyn Garden City offers extensive amenities, including John Lewis, Waitrose, Sainsbury's and the Howard Shopping Centre. Welwyn North and Welwyn Garden City mainline train stations are 1.1 miles and 1.2 miles away respectively.



Ground Floor

641 sq.ft.(59.5 sq.m)approx.



First Floor

440 sq.ft.(40.8 sq.m)approx.

TOTAL FLOOR AREA: 1081 sq.ft.(100.3 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

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