



PUTTERILLS

est. 1992

44 Eddington Crescent
Welwyn Garden City AL7 4SQ
Guide price £375,000

CHAIN FREE SHOW HOME STANDRD THREE BEDROOM END TERRACE HOME ON MODERN DEVELOPMENT CLOSE TO SCHOOLS, THE TOWN AND MAINLINE STATION

Chain free end terrace home situated on a modern development within easy reach of the town centre, mainline railway station, schooling, amenities, Gosling Sports Park and Stanborough Lakes. Once the original show home, the property has been restored to high standards comprising entrance hall, cloakroom, good sized modern fitted kitchen, living room with patio doors to opening onto the garden, master bedroom with balcony and en suite shower room, two further bedrooms and family bathroom. Outside is a shingled garden with deck and allocated parking to the rear.

THE AREA

This property is situated within close proximity of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1 (M) which is within easy access. Local primary and secondary schooling is just a short distance from the property. Stanborough Lakes, Gosling Sports Park, The Campus West, theatres, cinema and library are also situated between 1 and 2 miles of the property.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Alarm panel. Staircase to the first floor. Access to:

CLOAKROOM

Low level wc and pedestal wash hand basin. Window to the front.

KITCHEN 11'7" x 8'7" (3.53m x 2.62m)

Good sized and modern kitchen fitted with a range of wall and base units with worktops over

and attractive tiled splash backs. 1.5 bowl sink and drainer. Electric oven and gas hob with stainless steel extractor over. Appliances include fridge/freezer, dishwasher and washing machine. Tiled flooring. Window to the front.

LIVING ROOM 15'7" x 13'5" (4.75m x 4.09m)

Under stairs storage cupboard. Window to the rear, patio doors opening onto the rear garden.

FIRST FLOOR

LANDING

Access to:

BEDROOM ONE 12'2" x 9'10" (3.71m x 3.00m)

Over stairs storage cupboard. Patio doors to the front opening onto Juliet balcony. Open to:

EN SUITE SHOWER ROOM

Comprising low level wc, pedestal wash hand basin and shower cubicle. Tiled walls. Window to the front.

BEDROOM TWO 9'5" x 9'2" (2.87m x 2.79m)

Window to the rear.

BEDROOM THREE 9'6" x 6' (2.90m x 1.83m)

Window to the rear.

BATHROOM

Comprising low level wc, pedestal wash hand basin and enclosed panel bath with shower attachment. Tiled walls. Window to the side.

OUTSIDE

FRONT

Footpath to the front door with storm porch.

REAR GARDEN

Low maintenance rear garden mainly shingled with decked seating area. Timber shed. Rear side access leading to allocated parking.

FURTHER INFORMATION

Council tax band: D
EER: C

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.









This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.