



PUTTERILLS

est. 1992

78 Penn Way
Welwyn Garden City AL7 3EF
Price £430,000

CHAIN FREE FOUR BEDROOM TOWNHOUSE WITH SOUTH FACING GARDEN ON MODERN DEVELOPMENT HALF A MILE FROM THE TOWN CENTRE AND MAINLINE STATION

Offered for sale chain free is this end terrace townhouse situated on a modern development within half a mile of the town centre with mainline station and wide range of facilities. The flexible accommodation is set over three floors and comprises entrance hall, cloakroom, attractive fitted kitchen with integrated appliances, living room with patio doors onto the garden, four bedrooms, en suite to the master and further family bathroom. Outside is a south facing rear garden, allocated and visitor parking.

THE AREA

Situated in popular and modern development within a 0.5 miles and a short walk 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. Gosling Sports Park, local sports clubs and The Campus West for theatre, cinema and library are within walking distance.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Staircase to the first floor. Access to:

CLOAKROOM

Low level wc and wash hand basin.

KITCHEN 16'1" x 7'11" (4.90m x 2.41m)

Fitted with an attractive range of wall and base units with worktops over and tiled splash backs. Stainless steel sink and drainer. Electric oven and gas hob with extractor over. Integrated fridge/freezer and dishwasher. Tiled flooring. Window to the rear.

LIVING ROOM 14'5" x 13' (4.39m x 3.96m)

Windows to the side and patio doors onto the rear garden.

FIRST FLOOR

LANDING

Staircase to the second floor. Access to:

BEDROOM TWO 13' x 11'4" (3.96m x 3.45m)

Fitted wardrobes. Windows to the side and rear.

BATHROOM

Modern suite comprising low level wc, pedestal wash hand basin and enclosed panel bath with shower over and glass screen. Tiled walls and flooring.

BEDROOM THREE 11'4" x 6'3" (3.45m x 1.91m)

Window to the front.

SECOND FLOOR

LANDING

Airing cupboard. Access to:

BEDROOM ONE 20'1" x 9'5" (6.12m x 2.87m)

Fitted wardrobes with mirrored sliding doors. Full length windows to the front. Door to:

EN SUITE

Another modern suite comprising low level wc, pedestal wash hand basin, enclosed panel bath

and double shower cubicle. Tiled walls and flooring. Window to the rear.

BEDROOM FOUR 10'6" x 5'10" (3.20m x 1.78m)

Window to the rear.

OUTSIDE

FRONT

Lawn area with shrubs and tree.

ALLOCATED & VISITOR PARKING

REAR GARDEN

South facing garden laid to lawn with patio areas. Fenced boundaries. Gated rear access.

FURTHER INFORMATION

Council tax band: E
EER: B

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.







