



PUTTERILLS

est. 1992

61 Sweet Briar, Welwyn Garden City, AL7 3DU

Guide price £350,000

CHAIN FREE THREE BEDROOM END TERRACE HOME WITH POTENTIAL TO UPDATE AND GOOD SIZED GARDEN CLOSE TO SCHOOLS AND AMENITIES

This chain free end terrace home is situated within close proximity of local schooling and amenities as well as the town centre and mainline railway station. The property offers a fantastic potential to update and extend (stp) with accommodation comprising entrance hall, living room with fireplace, dining room, kitchen, two double bedrooms, a third single bedroom, bathroom and separate wc. Externally is a good sized rear garden with detached outbuilding/workshop and communal parking to the side.

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. Sports clubs, Gosling Sports Park and The Campus West for theatre, cinema and library are also situated within close proximity of the property.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Staircase to the first floor. Window to the side. Access to:

LIVING ROOM 12'11" x 10'6" (3.94m x 3.20m)

Fireplace with feature surround. Window to the front.

DINING ROOM 11'1" x 10'1" (3.38m x 3.07m)

Window to the rear.

KITCHEN 13'8" x 9'3" (4.17m x 2.82m)

Fitted with wall and base units with worktops over and tiled splash backs. Sink and drainer. Electric cooker point. Space for fridge/freezer. Plumbing for washing machine. Under stairs storage cupboard. Larder. Window to the rear, door to the side.

FIRST FLOOR

LANDING

Loft hatch. Window to the side. Access to:

BEDROOM ONE 11'11" x 11'10" (3.63m x 3.61m)

Fitted wardrobes. Window to the front.

BEDROOM TWO 11'10" x 9'9" (3.61m x 2.97m)

Fitted cupboard. Window to the rear.

BEDROOM THREE 8'11" x 8'8" (2.72m x 2.64m)

Over stairs cupboard. Windows to the front and side.

BATHROOM

Corner wash hand basin and shower cubicle. Tiled walls. Window to the rear.

WC

Window to the side.

FRONT

Laid to lawn with footpath to the front door. Side access to the rear. Communal parking.

REAR GARDEN

Mainly laid to lawn with patio area. Detached brick built outbuilding/workshop. Greenhouse. Fenced and hedged boundaries. Gated side access.

FURTHER INFORMATION

Council tax band: C
EER: E

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS

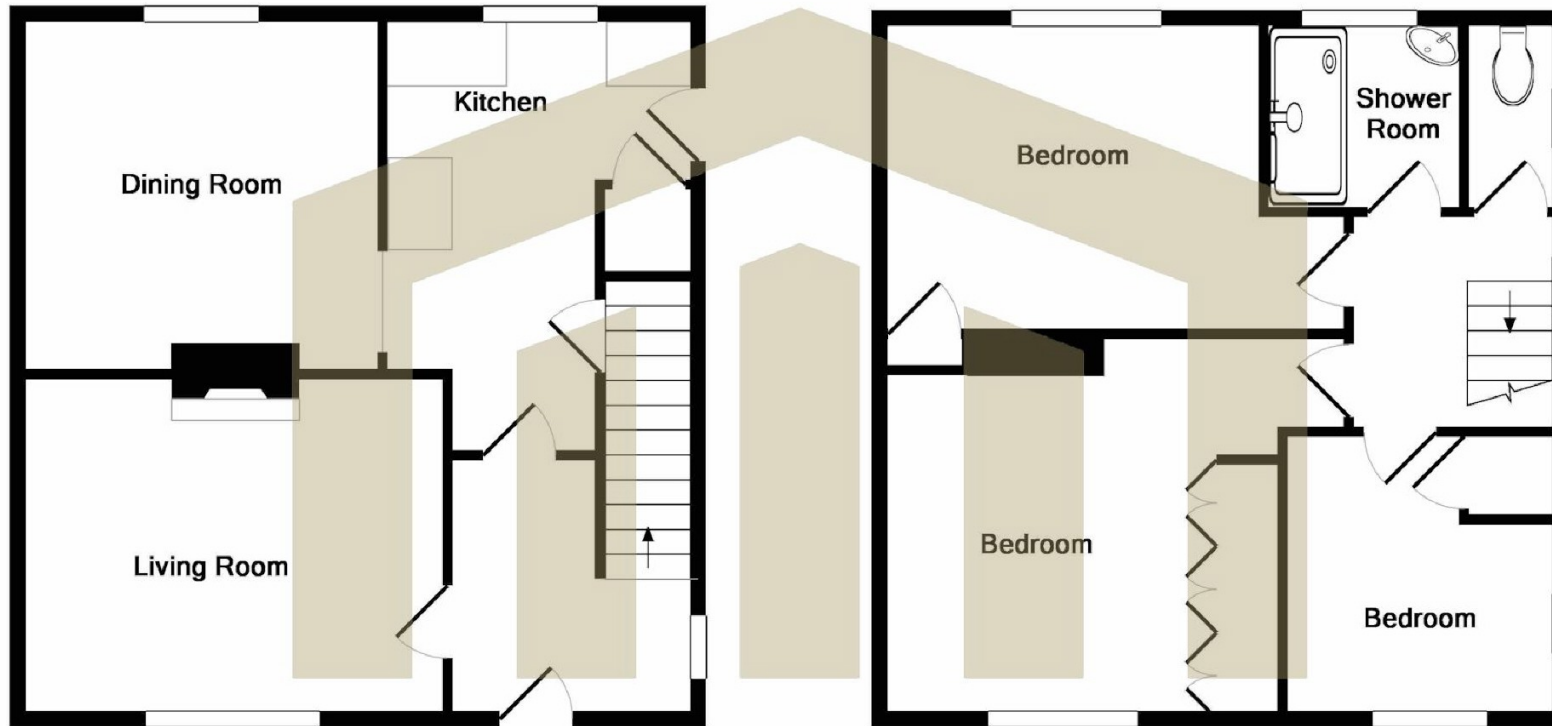
MORTGAGE REQUIRED?

Talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss options. Contact 01707 393333.









Ground floor
 Approx. Floor
 Area 41.8 Sq.M.
 (450 Sq.Ft.)

 P U T T E R I L L S

 1st floor
 Approx. Floor
 Area 41.4 Sq.M.
 (446 Sq.Ft.)

Total Approx. Floor Area 83.2 Sq.M. (896 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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