

# **PROPERTY SUMMARY**

Set in the popular Nursery Hill area, this well-presented three-bedroom terraced house offers a superb opportunity for families and first-time buyers. The home is ideally positioned for access to excellent local schools, green spaces, and transport links into London, making it a practical and appealing choice.

Inside, a welcoming entrance hall leads to a spacious and light-filled living/dining room, perfect for relaxing or entertaining. The adjoining kitchen is well laid out and offers scope to personalise. Upstairs, three good-sized bedrooms provide flexible accommodation for a growing family or home-working needs, all serviced by a modern family bathroom.

One of the home's standout features is the private rear garden – a peaceful, low-maintenance space ideal for outdoor dining, gardening, or play. On-street parking is readily available, and the location offers excellent access to local amenities, including shops, supermarkets, leisure facilities and the town centre.

Commuters will appreciate the nearby mainline station with direct trains to London King's Cross, along with easy access to the A1(M). With comfortable interiors, a great location, and plenty of potential, this is a home not to be missed. Contact us to register your interest ahead of launch.























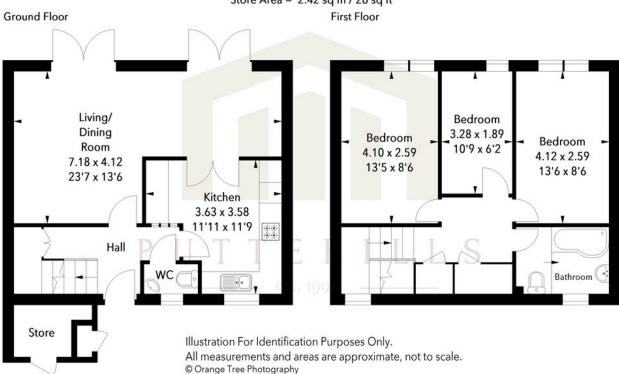






# Nursery Hill, AL7

Approximate Area = 90.39 sq m / 973 sq ft (Including Store) Store Area = 2.42 sq m / 26 sq ft



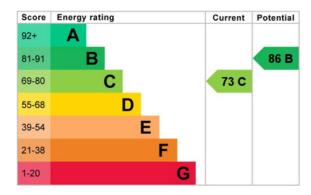
### LOCAL AUTHORITY Welwyn Hatfield

**TENURE Freehold** 

### COUNCIL TAX BAND D

#### **VIEWINGS**

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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