



PUTTERILLS

— est. 1992 —

Marsden Road, Welwyn Garden City, AL8 6XZ
Guide Price £675,000

PROPERTY SUMMARY

Nestled in the highly desirable West Side of Welwyn Garden City, this charming three-bedroom semi-detached house on Marsden Road presents an exceptional opportunity for discerning buyers. Offered with a guide price of £675,000, this property seamlessly blends classic appeal with modern enhancements, making it an ideal family home.

This semi-detached house represents a fantastic opportunity to acquire a substantial family home in one of Welwyn Garden City's most sought-after locations. With its three bedrooms, two reception rooms, two bathrooms, off-road parking for multiple vehicles, and a private garden, coupled with its thoughtful extension, this property is sure to attract considerable interest. Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

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2











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Approximate Area = 132.85 sq m / 1430 sq ft

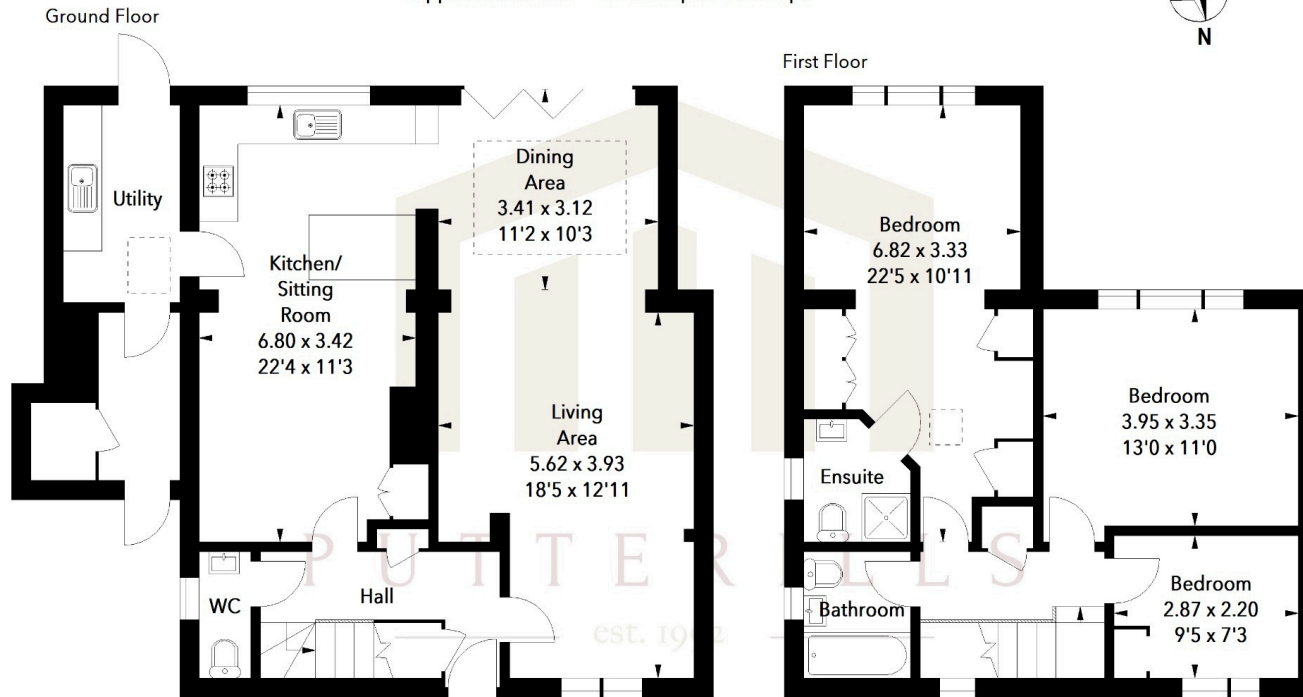


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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