



PUTTERILLS

— est. 1992 —

Sewells, Welwyn Garden City, AL8 7AQ
Guide Price £450,000

PROPERTY SUMMARY

Set in the sought-after Sewells area of Welwyn Garden City, this beautifully presented three-bedroom end-of-terrace home offers an ideal blend of comfort and convenience.

3



The ground floor features a bright reception room with a charming wood-burning fire and direct access to the rear garden, alongside a well-appointed kitchen and a practical cloakroom.

1



Upstairs are three well-proportioned bedrooms and a newly installed modern bathroom finished to a high standard. The property enjoys a pleasant outlook beside local allotments and is ideally located close to shops, schools, and recreational facilities. Welwyn North and Welwyn Garden City train stations are also within easy reach, providing excellent links to London.

1















Sewells, AL8

Approximate Area = 87.98 sq m / 947 sq ft

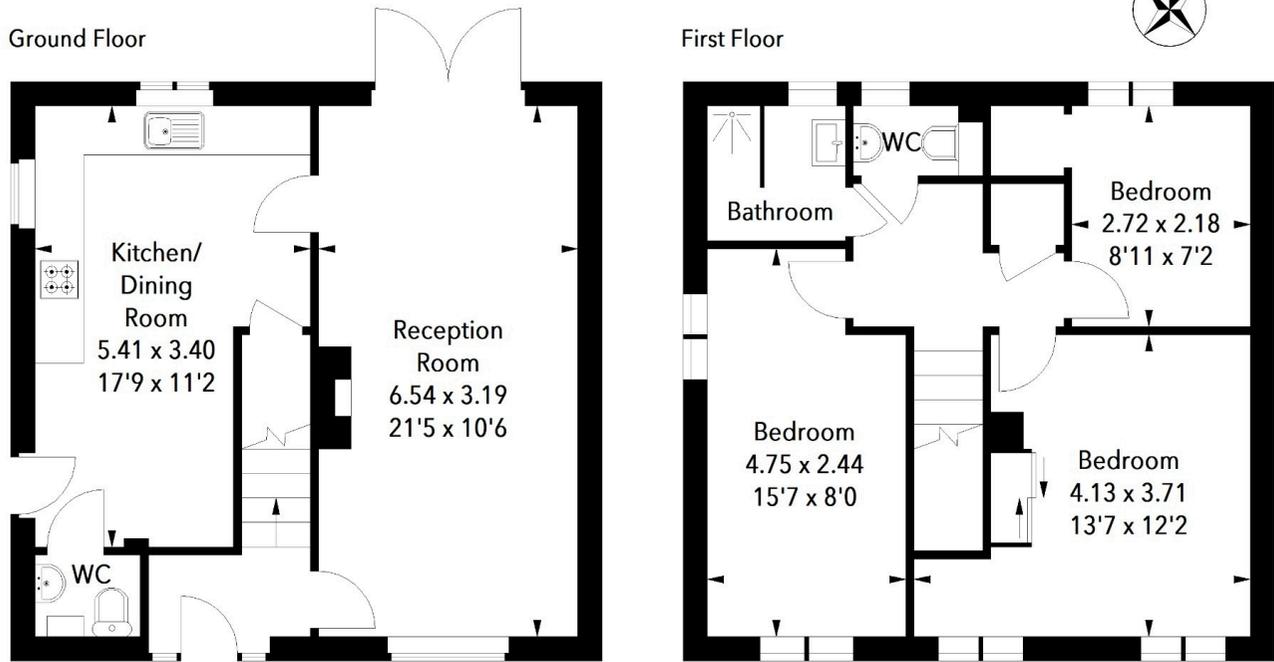


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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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