



PUTTERILLS

est. 1992

Nursery Gardens, Welwyn Garden City, AL7 1SF
Guide Price £415,000

PROPERTY SUMMARY

This delightful end-of-terrace family home is ideally situated in the sought-after Nursery Gardens area of Welwyn Garden City. Offering three well-proportioned bedrooms and a spacious reception room, this property provides a comfortable and practical living space for families or professionals alike.

The bright conservatory is a real highlight, filling the home with natural light and providing a seamless link to the rear garden, ideal for both relaxing and entertaining. The generously sized, airy reception room offers a comfortable and welcoming living space, while the kitchen features ample storage and a practical layout, making everyday cooking both easy and enjoyable.

There are three well-proportioned bedrooms, offering comfortable and versatile accommodation for family living. The well-appointed family bathroom serves the bedrooms. Additionally, a single garage located nearby provides secure parking as well as valuable extra storage space.

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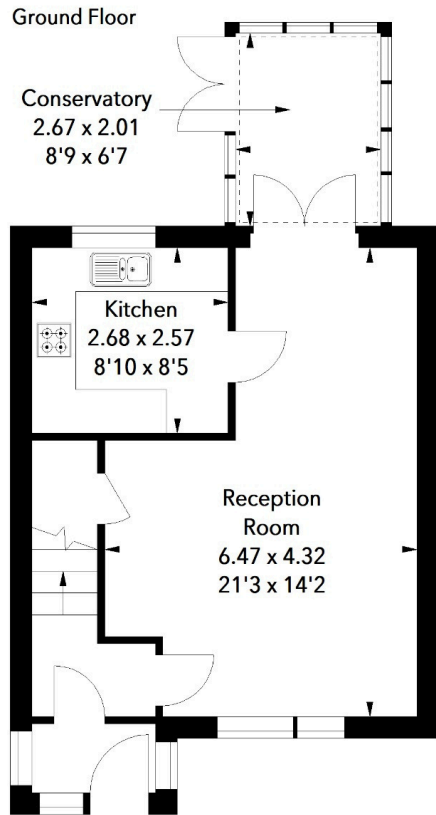
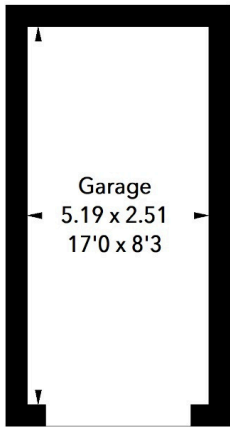








(Not shown in actual location / orientation)



Nursery Gardens, AL7

Approximate Area = 89.09 sq m / 959 sq ft
(Including Garage)

Garage Area = 13.00 sq m / 140 sq ft

First Floor

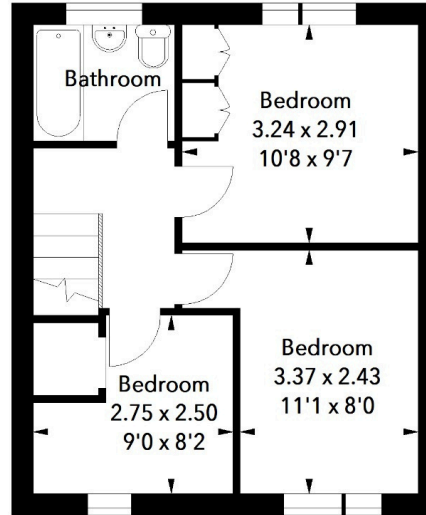


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
D

VIEWINGS

By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 80 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



OFFICE ADDRESS
34 Wigmores North
Welwyn Garden
City
Hertfordshire
AL8 6PH

CONTACT DETAILS
[01707 393333](tel:01707393333)
wgc@putterills.co.uk
www.putterills.co.uk