



**High Street, Welwyn AL6 9EH**

**welcome to**

## **High Street, Welwyn**

This well-presented, chain-free one-bedroom semi-detached home is ideally situated in the centre of the highly desirable Welwyn Village. Offering excellent transport links, the property provides convenient access to Welwyn North and Welwyn Garden City train stations, along with the A1(M) and A414, making it a great choice for commuters. The home has been stylishly finished to a high standard while retaining elements of its original character. The ground floor features an open-plan kitchen and lounge area, complete with a log burner and the added benefit of underfloor heating, creating a warm and inviting living space throughout. The kitchen also provides stairs leading up to the first floor and direct access to a private courtyard garden. Upstairs, there is a spacious double bedroom along with an attractive glass feature panel overlooking the stairwell. The modern bathroom is also located on this floor and benefits from a walk-in shower, contemporary wash basin, and W/C. This property is perfectly suited to first-time buyers, those looking to downsize, or investors alike.



### Lounge

Double glazed window to front, door to front, laminate flooring, radiator, log burner.

### Kitchen

Double glazed window to rear, tiled flooring, door to rear, wall and base units, sink/drainage, oven/hob, part tiled walls, space for dining table.

### Landing

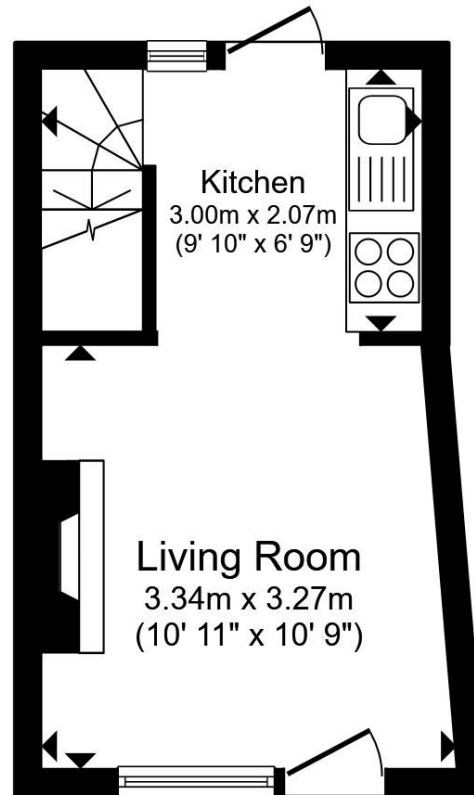
Storage above stairs, boiler.

### Bedroom

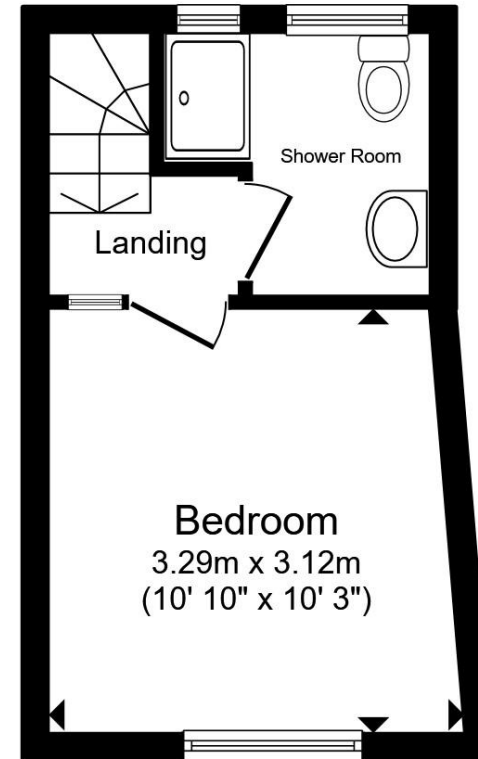
Double glazed window, carpet, radiator, spotlights, exposed brick.

### Shower Room

Double glazed window, tiled, shower, W/C, wash hand basin, vanity unit, laminate floor.



**Ground Floor**



**First Floor**

Total floor area 33.9 m<sup>2</sup> (365 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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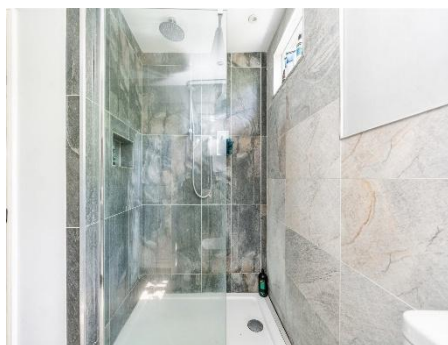
- CHAIN FREE
- One Bedroom
- Semi-Detached
- Underfloor Heating
- Courtyard Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: C



guide price

# £350,000



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Property Ref:  
WGN109812 - 0002

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Please note the marker reflects the  
postcode not the actual property