



Waterford Green, Welwyn Garden City AL7 2LE

welcome to

Waterford Green, Welwyn Garden City

Located in the highly sought-after Panshanger area of Welwyn Garden City, this three-bedroom semi-detached home is just a short walk from the convenient Moors Walk shopping facilities. The ground floor offers a welcoming entrance hall with ample storage, a bright and spacious lounge, and a separate dining room—both featuring patio doors that open onto the rear garden, creating a wonderful flow for indoor-outdoor living. The fully fitted kitchen is well-equipped, and a handy downstairs cloakroom completes this level. Upstairs, the property boasts a generous principal bedroom with its own en-suite, alongside two further well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from double glazing throughout, a good-sized rear garden complete with a shed and pond, and a private driveway providing off-street parking.



Entrance Hall

Double glazed door to side, laminate/carpet flooring, storage cupboard, laundry cupboard, storage understairs, radiator.

Cloakroom

Double glazed window to side, tiled flooring, W/C, wash hand basin.

Lounge

Double glazed window to front, patio doors to rear, carpet, radiator.

Dining Room

Patio doors to rear, carpet, radiator.

Kitchen

Double glazed window to front, laminate flooring, sink/drain, extractor, tiled, space for oven/dishwasher.

Landing

Carpet, storage cupboards, combi boiler.

Bedroom One

Double glazed window to rear, carpet, radiator.

En-Suite

Double glazed window to front, shower cubicle, W/C, wash hand basin.

Bedroom Two

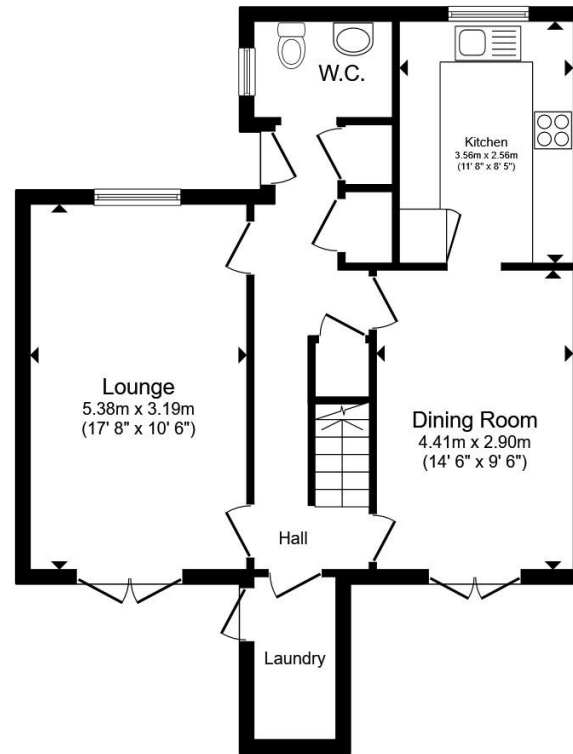
Double glazed window to rear, carpet, radiator.

Bedroom Three

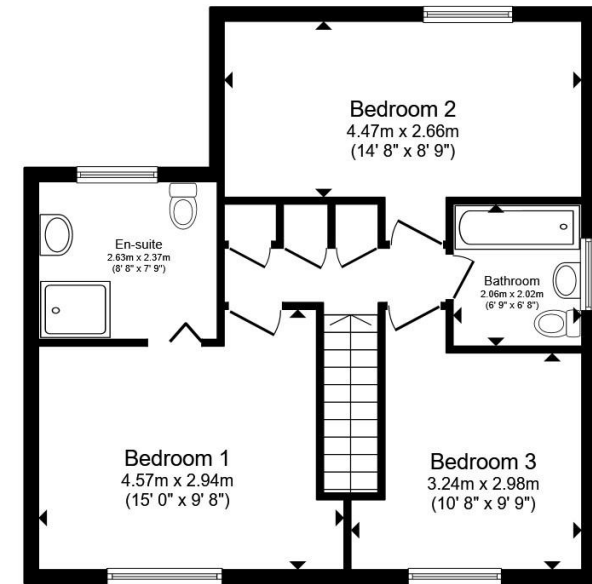
Double glazed window to front, carpet, radiator, fitted wardrobe.

Bathroom

Double glazed window to side, tiled, heated towel rail, W/C, wash hand basin, bath with shower over.



Ground Floor



First Floor

Total floor area 116.0 m² (1,249 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



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Waterford Green, Welwyn Garden City

- Three Bedrooms
- Semi-Detached House
- Downstairs Cloakroom
- En-Suite and Family Bathroom
- Driveway

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

offers in excess of

£450,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
WGN109822 - 0003

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william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk