



PUTTERILLS

est. 1992

OIEO £450,000

22 Lemsford Lane, Welwyn Garden City,
Hertfordshire, AL8 6YJ

PROPERTY SUMMARY

Situated on the ever-popular Lemsford Lane, this well-presented three-bedroom terraced home offers spacious and well-balanced accommodation, a landscaped rear garden, and excellent potential to extend (STPP). Features include a bright bay-fronted living room, separate dining room with garden access, a well-appointed kitchen, three well-proportioned bedrooms, and a modern family bathroom.

Having comfortably accommodated a growing family, the property also presents an excellent opportunity for its next owners to make it their own, with scope to extend, subject to the necessary planning consents.

Ideally located, the property is within easy reach of Welwyn Garden City town centre, excellent local schooling and the mainline railway station, whilst also offering convenient access to the A1(M) for those commuting further afield.



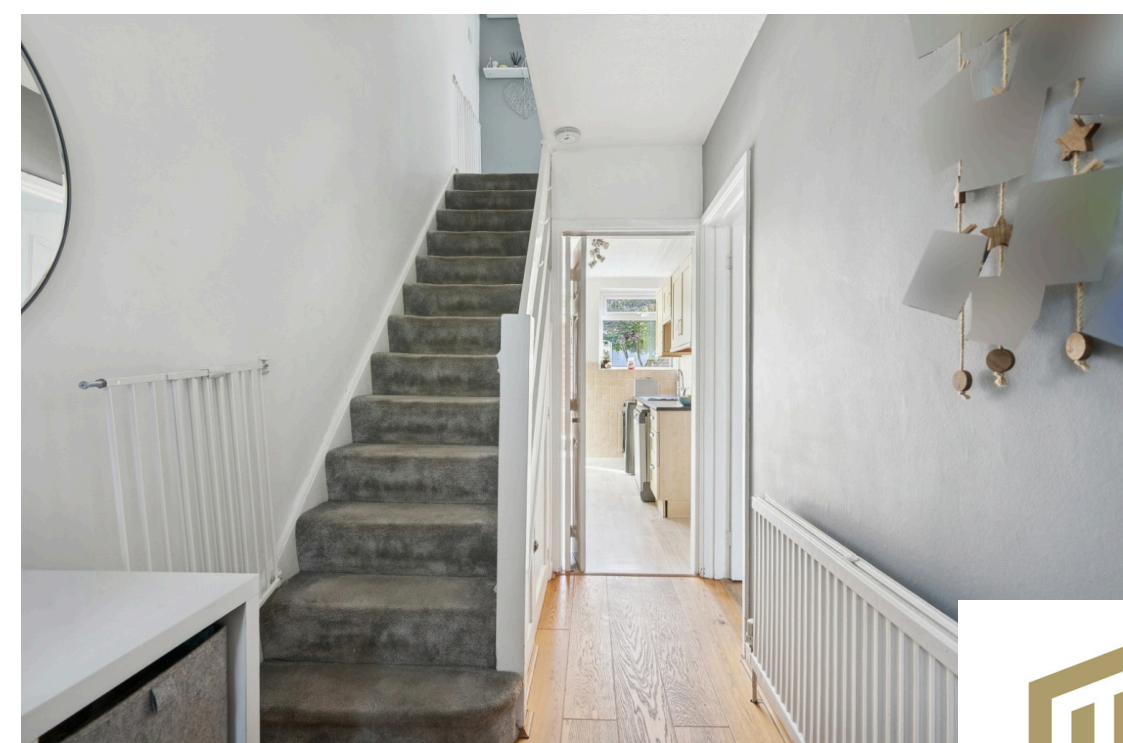




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Lemsford Lane, AL8

Approximate Area = 82.68 sq m / 890 sq ft

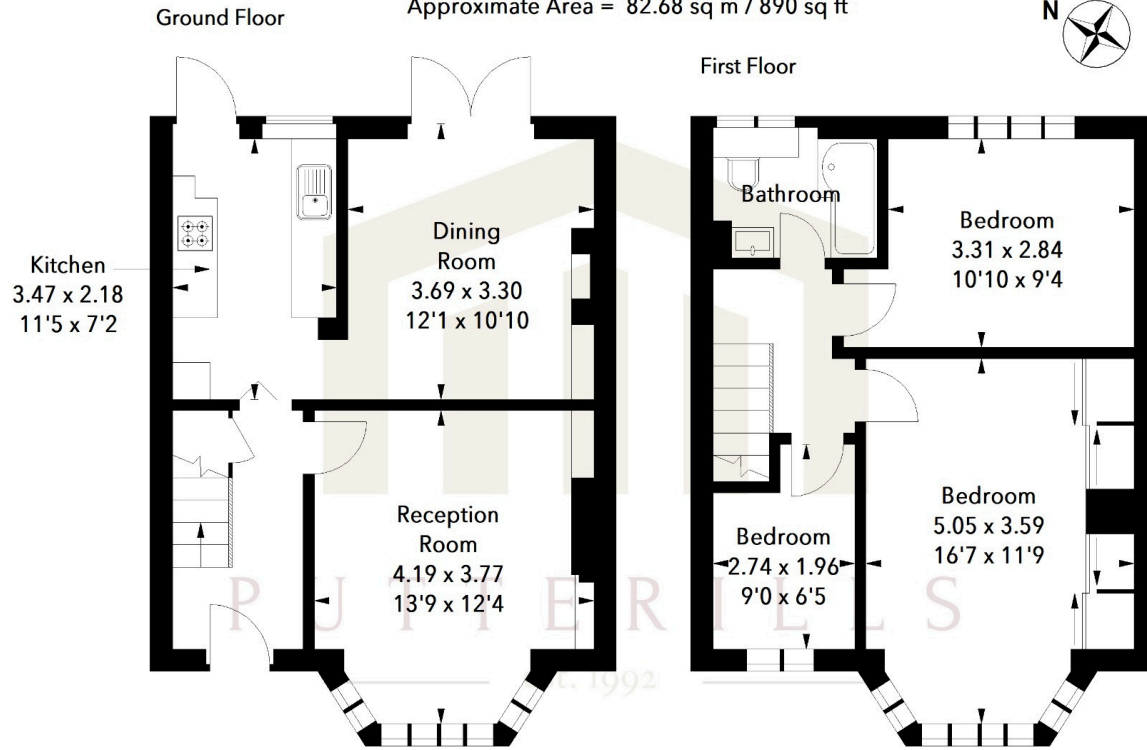


Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
 Welwyn Hatfield

TENURE
 Freehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	72	79
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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