



Lemsford Village, Lemsford Welwyn Garden City AL8 7TN

welcome to

Lemsford Village, Lemsford Welwyn Garden City

This beautifully presented two-bedroom Victorian cottage enjoys a charming riverside patio garden and is situated in the sought-after village of Lemsford, a picturesque location on the edge of Welwyn Garden City. The property is conveniently positioned for local transport links, with the A1 just a short drive away and Welwyn Garden City railway station offering regular fast services into London King's Cross. The ground floor comprises a welcoming lounge featuring a fireplace, along with a fully fitted kitchen/dining room with doors opening directly onto the riverside terrace, creating an ideal space for indoor-outdoor living. Upstairs, the cottage offers two well-proportioned bedrooms and a family bathroom. Further benefits include double glazing throughout, parquet flooring downstairs and underfloor heating. Externally, a gated side access leads to a shared pathway (with the neighbouring property) opening onto a private brick-paved riverside garden that extends out over the River Lea, providing a truly unique and tranquil outdoor setting.



Lounge

Double glazed window to front, wooden flooring, fireplace, underfloor heating.

Kitchen/Dining Room

Double glazed window, French door to terrace, wooden flooring, underfloor heating, sink/drainage, integrated fridge freezer, electric oven, gas hob.

Bedroom One

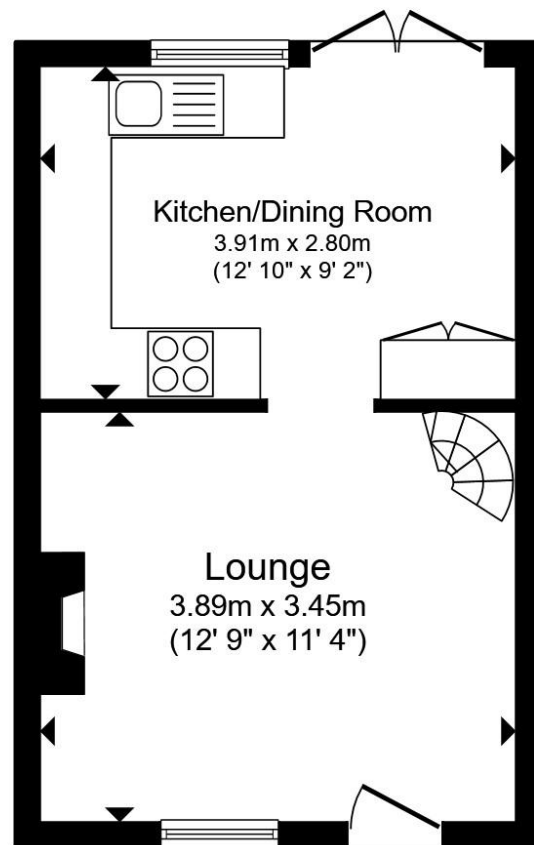
Double glazed window to front, engineered wood flooring, underfloor heating, fireplace.

Bedroom Two

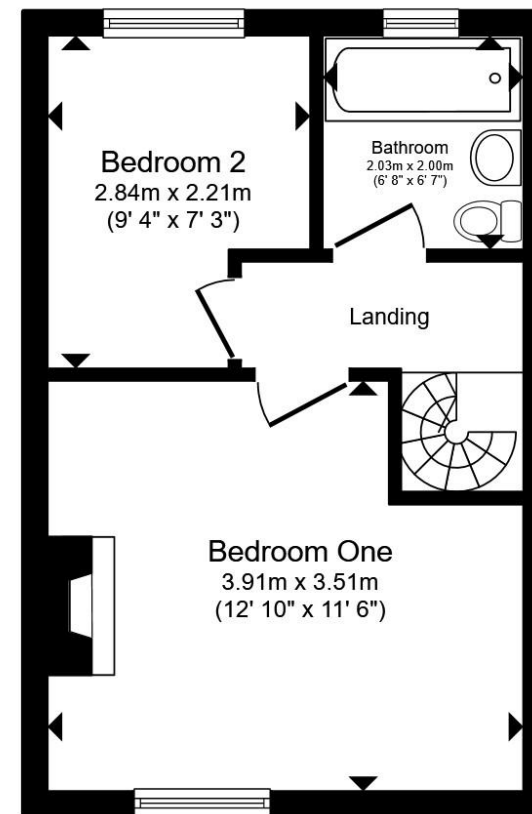
Double glazed window, engineered wood flooring, underfloor heating.

Bathroom

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



Ground Floor



First Floor

Total floor area 50.8 m² (547 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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- Victorian Semi-Detached Cottage
- Underfloor Heating
- Two Bedrooms
- On Street Parking
- Riverside Patio Garden

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



Offers in excess of

£375,000



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Property Ref:
WGN109511 - 0004

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Please note the marker reflects the
postcode not the actual property