



**Peartree Lane, Welwyn Garden City AL7 3XL**

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## **Peartree Lane, Welwyn Garden City**

Situated in a highly sought-after location, this well-presented three-bedroom end of terrace home offers excellent convenience for commuters, with easy access to major road links, Welwyn Garden City town centre, and the mainline train station providing direct routes into London. The ground floor comprises a welcoming entrance hall, a bright and spacious lounge, and a fully fitted kitchen with ample storage and workspace, as well as plenty of room for family dining. Upstairs, the property features three generously sized bedrooms, along with a family bathroom and a separate W/C, offering practical living for families. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. Externally, the property boasts a private driveway to the front with space for multiple vehicles, while to the rear there is a well-proportioned garden, ideal for outdoor relaxation and entertaining.



### Lounge

Double glazed window to front, laminate wood flooring, radiator.

### Kitchen/Dining Room

Double glazed window to rear, back door to garden, wooden flooring, gas hob, electric oven, sink/drainers, extractor fan, wall and base units.

### Bedroom One

Double glazed window to front, carpet, built in wardrobe, radiator.

### Bedroom Two

Double glazed window to rear, carpet, radiator.

### Bedroom Three

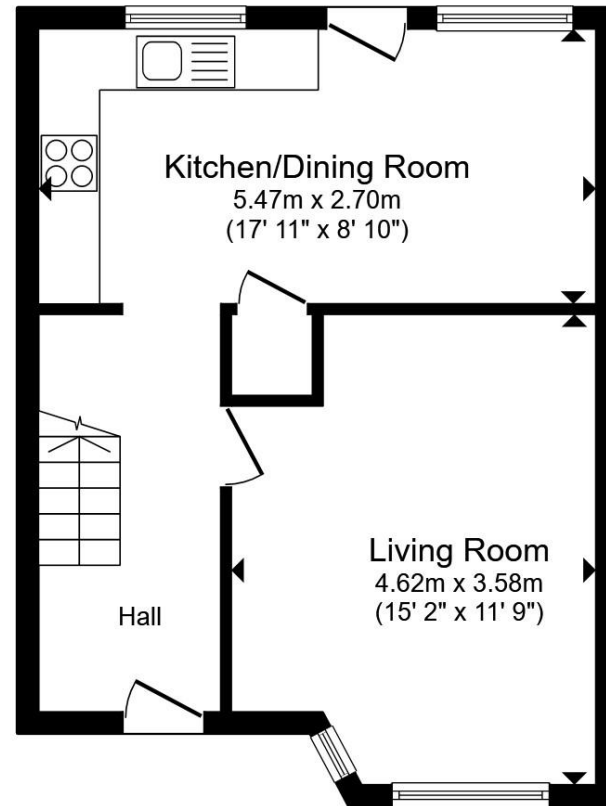
Double glazed window to front, carpet.

### Bathroom

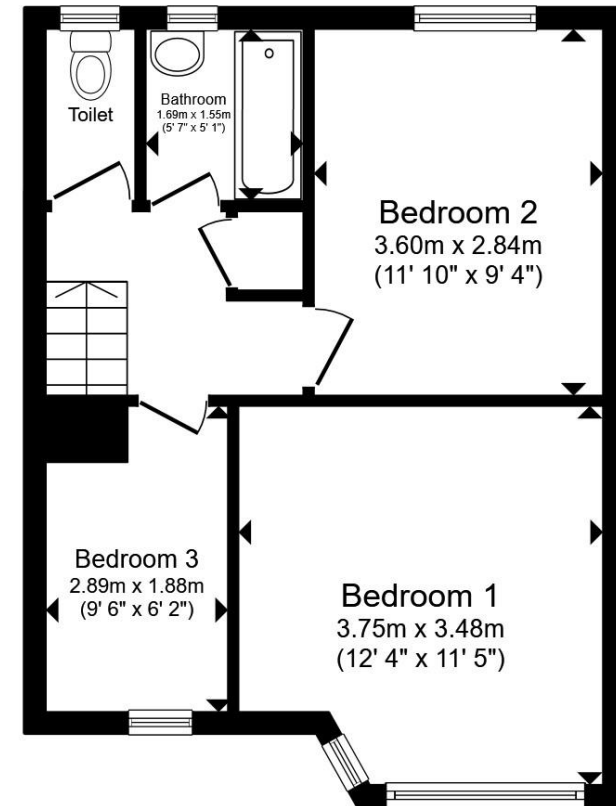
Double glazed window, tiled flooring, bath, wash hand basin, heated towel rail.

### Separate W/C

Double glazed window, tiled flooring, W/C.



**Ground Floor**



**First Floor**

Total floor area 76.9 m<sup>2</sup> (828 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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## Peartree Lane, Welwyn Garden City

- Three Bedrooms
- End of Terrace
- Driveway for Multiple Vehicles
- Close to Town Centre
- Open Plan Kitchen/Dining Room

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



guide price

**£435,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN109667 - 0003

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