



The Vineyard, WELWYN GARDEN CITY AL8 7PX

welcome to

The Vineyard, WELWYN GARDEN CITY

This attractive **CHAIN FREE** three-bedroom, double-fronted mid-terrace home is located on the sought-after west side of Welwyn Garden City, ideally positioned for highly regarded local schooling. The property is within comfortable walking distance of the town centre and the mainline train station, offering excellent access for commuters. The ground floor features a bright and spacious dual-aspect living room, a separate dining room perfect for family meals or entertaining, a convenient downstairs cloakroom, and a fully fitted kitchen with views over the rear garden. Upstairs, the first floor comprises three well-proportioned bedrooms and a shower room. Externally, the property benefits from a driveway to the front providing off-road parking. The rear garden is a notable feature, enjoying a peaceful outlook backing onto woodland, creating a private and natural setting ideal for relaxation.



Entrance Hall

Luxury vinyl tile flooring, wall radiator.

Cloakroom

Tiled flooring, W/C, wash hand basin, heated towel rail.

Lounge

Double glazed window to front and rear, wooden flooring, fireplace, wall radiator.

Dining Room

Double glazed window to front, luxury vinyl tile flooring, radiator.

Kitchen

Double glazed window to rear, luxury vinyl tile flooring, gas hob, double electric oven, extractor fan, integrated fridge freezer/washing machine/slimline dishwasher/double bin, sink/drain.

Bedroom One

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

Bedroom Two

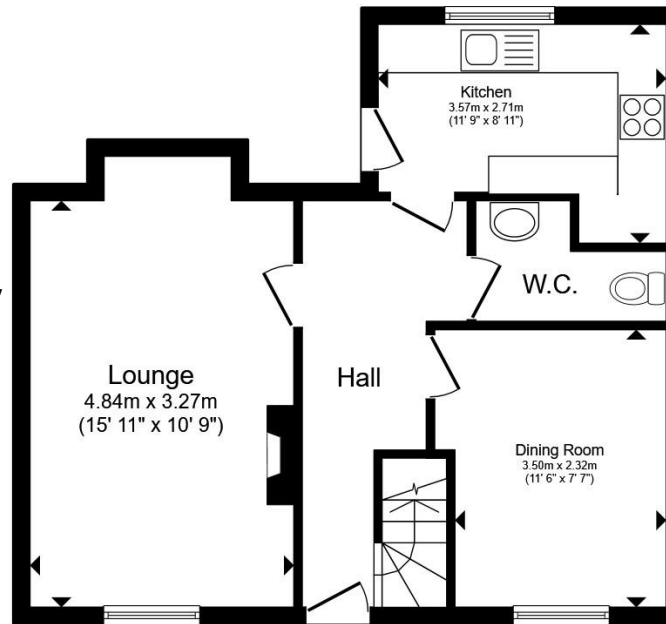
Double glazed window to front, carpet, radiator.

Bedroom Three

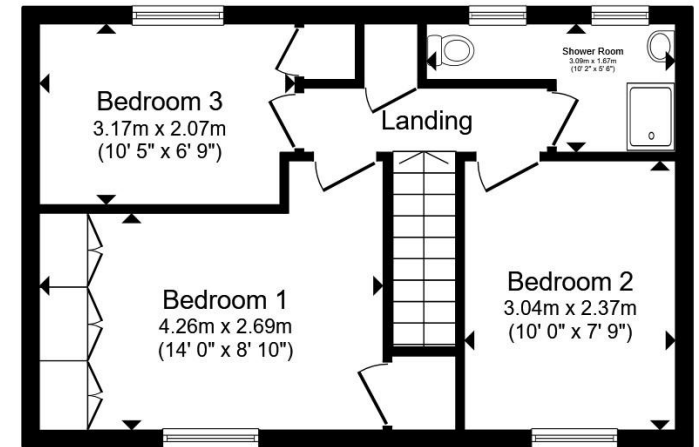
Double glazed window to rear, carpet, storage cupboard, radiator.

Shower Room

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



Ground Floor



First Floor

Total floor area 88.0 m² (947 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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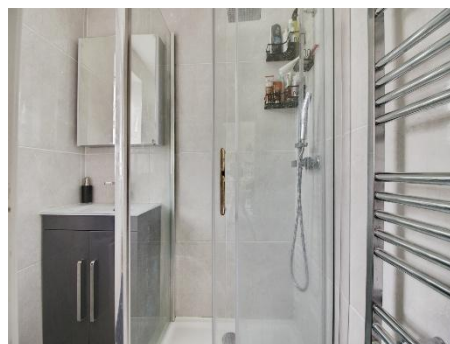
- CHAIN FREE
- Three Bedroom House
- Mid- Terrace
- Two Reception Rooms
- Driveway
- Close to Town Centre & Train Station

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WGN109609 - 0004

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