



**Wellington Drive, Welwyn Garden City AL7 2NF**

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## **Wellington Drive, Welwyn Garden City**

This well-presented three-bedroom end-of-terrace home is located in the highly sought-after area of Panshanger, offering excellent commuter connections via the A414, A1(M), and mainline rail services into London. The ground floor features a spacious lounge that flows through to a modern kitchen/diner, with French doors opening directly onto the rear garden—ideal for both everyday living and entertaining. Upstairs, the first floor comprises three well-proportioned bedrooms, a family bathroom, and access to the loft. Externally, the property benefits from allocated parking and a generous rear garden, providing ample outdoor space. The home is conveniently positioned close to a wide range of local amenities, including the Moors Walk parade of shops, which offers a doctor's surgery, Tesco Express, pharmacy, and post office. Morrisons supermarket with petrol station is also within easy reach, along with highly regarded primary and secondary schools, making this an ideal choice for families and commuters alike.



### Lounge

Double glazed window to front, wooden flooring, wall radiator.

### Kitchen/Diner

Double glazed window to rear, back door to garden, lino flooring, sink/drain, wall and base units, extractor fan.

### Bedroom One

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

### Bedroom Two

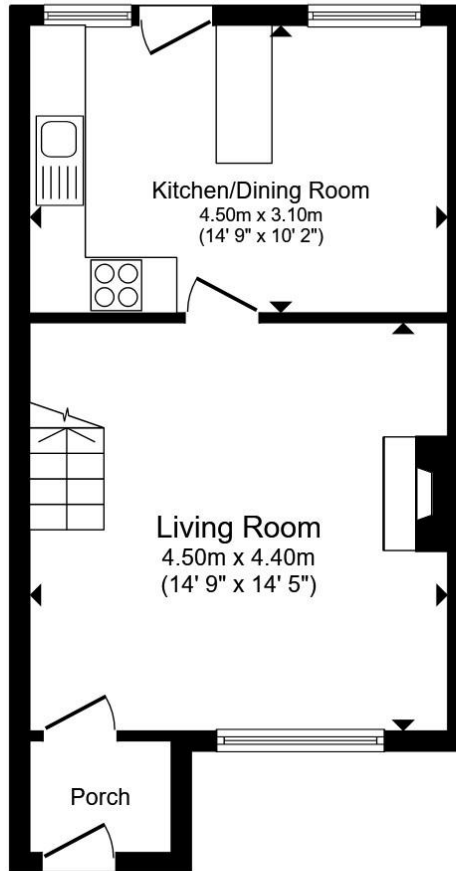
Double glazed window to rear, carpet, radiator.

### Bedroom Three

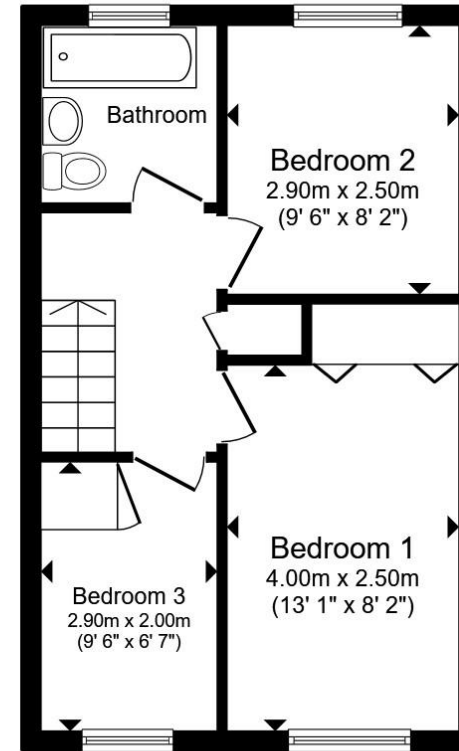
Double glazed window to front, carpet, radiator, storage cupboard.

### Bathroom

Double glazed window, tiled flooring, W/C, wash hand basin, bath, heated wall radiator.



**Ground Floor**



**First Floor**

Total floor area 70.4 m<sup>2</sup> (758 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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## Wellington Drive, Welwyn Garden City

- Three Bedroom House
- End of Terrace
- One Allocated Parking Space
- Large Rear Garden
- Close to Local Shops

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



offers in excess of

**£400,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN109761 - 0005

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