



Lemsford Lane, WELWYN GARDEN CITY AL8 6YJ

welcome to

Lemsford Lane, WELWYN GARDEN CITY

This well-presented three-bedroom terraced family home is ideally situated on the sought-after west side of Welwyn Garden City, providing excellent access to the town centre, mainline railway station, local shops, and a range of everyday amenities. The property also benefits from superb transport links via the A1(M), M25 and A414, making it an excellent choice for commuters. The accommodation comprises an entrance hall, a spacious lounge, and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Outside, the property enjoys both front and rear gardens, along with convenient on-street parking. The location is particularly appealing, with Stanborough Lakes just a short walk away. One of the area's most picturesque attractions, the lakes offer a variety of leisure activities, including sailing, windsurfing, fishing, boating, and family-friendly attractions such as the Splash Park and High and Low Ropes Adventure Course. The property is also within walking distance of highly regarded local schools, including Applecroft Nursery and Primary School, Stanborough School, and Lakeside School, making it an ideal home for families.



Entrance Hall

Laminate wood flooring, radiator.

Lounge

Double glazed window to front, carpet, blinds.

Kitchen/Diner

Double glazed window, French doors to garden, wooden flooring, sink/drainage, extractor fan, spotlights, radiator, integrated fridge/freezer.

Bedroom One

Double glazed window to front, carpet, radiator.

Bedroom Two

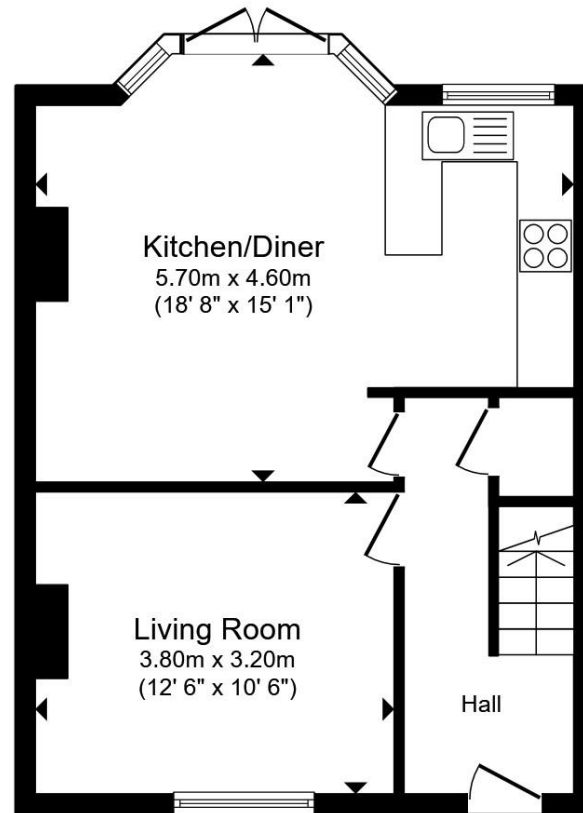
Double glazed window to rear, carpet, radiator.

Bedroom Three

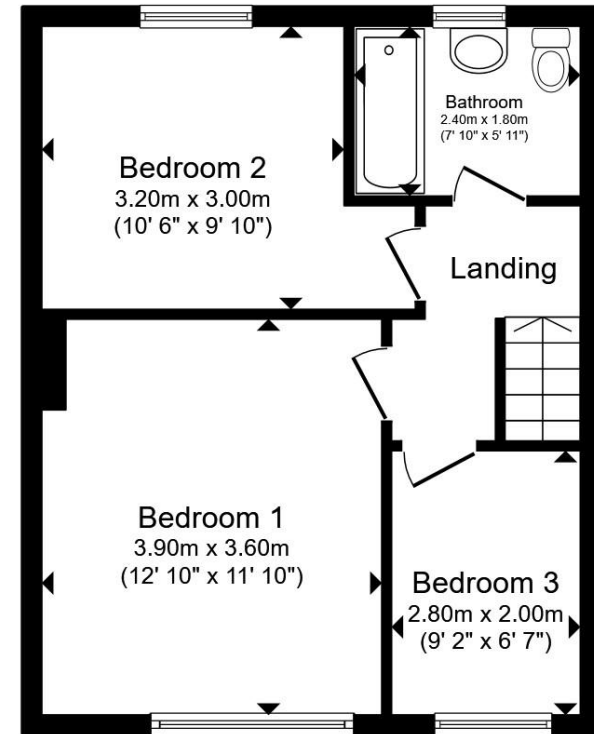
Double glazed window to front, carpet, radiator, storage cupboard.

Bathroom

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



Ground Floor



First Floor

Total floor area 84.3 m² (908 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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welcome to

**Lemsford Lane,
WELWYN GARDEN CITY**

- Three Bedrooms
- Terraced House
- On Street Parking
- Popular West Side Location
- Close to Local Schools

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

offers in excess of

£450,000



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Property Ref:
WGN109880 - 0002

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Please note the marker reflects the
postcode not the actual property