





A SPACIOUS and recently refurbished THREE-BEDROOM FAMILY HOME offering over 1,000 sq. ft. of well-balanced accommodation, complemented by a generous rear garden, positioned within the sought-after setting of **OLD WELWYN VILLAGE** and **AVAILABLE IMMEDIATELY**. Located within walking distance of the village high street, close to **OUTSTANDING SCHOOLING** and a short drive from Welwyn North station, with direct services to London King's Cross.

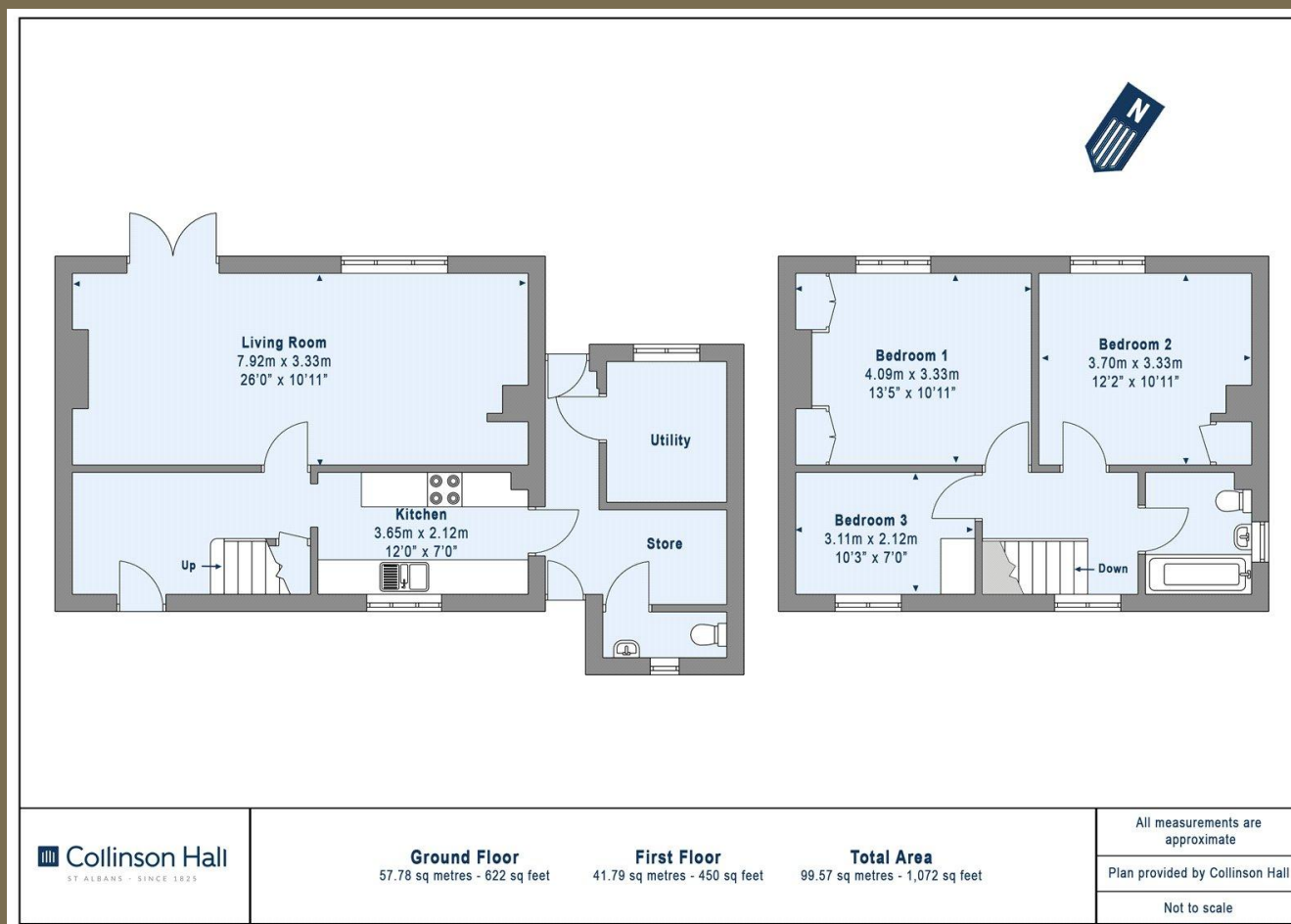
£1,900 per month

The accommodation comprises a spacious and welcoming entrance hall leading through to a bright and airy living and dining room. Offering ample space for both relaxing and entertaining, the room benefits from patio doors opening directly onto the rear garden. The fitted kitchen provides a range of white goods, together with generous worktop and storage space. Adjoining the kitchen is a sizeable utility room, a large store room and a convenient downstairs cloakroom.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes, together with a family bathroom complete with a shower over the bath. Externally, the property enjoys a wonderfully generous rear garden, larger than average for the area, providing the perfect setting for family life, outdoor entertaining and al fresco dining. Wilga Road is within walking distance of the village centre, offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. The property is well placed for highly regarded schooling, including Welwyn St Mary's Primary School, while Welwyn North station is just over a mile away, providing fast and regular rail services into London King's Cross. Excellent road connections via the A1(M), M25 and M1 further enhance the area's appeal for commuters.







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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