1 St. Ives Close, Welwyn, Hertfordshire, AL6 0BB

£800,000

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Set on a corner plot in this cul-de-sac just a minutes walk from Welwyn North Station is this fabulous 3/4 bedroom family house that has been improved and renovated by the current owners to offer spacious accommodation with rear garden and driveway parking. Welwyn Garden City town centre with its wide selection of shops is just 5 minutes drive. The A1(M) is just 3 minutes drive away

Entrance hall

Kitchen 12'4" x 18'11" (3.78m x 5.77m)

Living room 20'9" x 10'0" (6.35m x 3.05m)

Study/Bedroom 4 10'7" x 7'10" (3.23m x 2.41m)

Sitting room 16'9" x 12'4" (5.13m x 3.78m)

Cloakroom/Utility room 6'11" x 5'10" max (2.11m x 1.80m max)

Bedroom 1 16'2" x 12'0" max (4.95m x 3.66m max)

En-suite 6'9" x 5'6" (2.08m x 1.68m)

Bedroom 2 12'11" x 11'10" max (3.94m x 3.63m max)

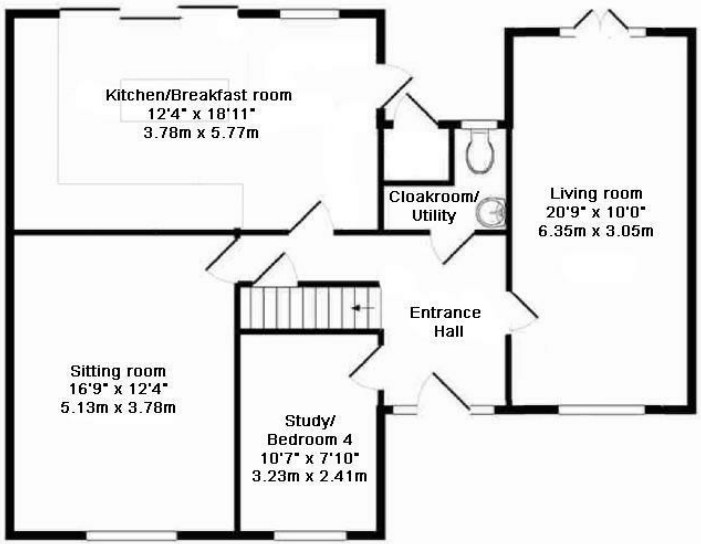
Bedroom 3 12'11" x 10'7" (3.94m x 3.23m)

Bathroom 7'8" x 5'8" (2.36m x 1.75m)

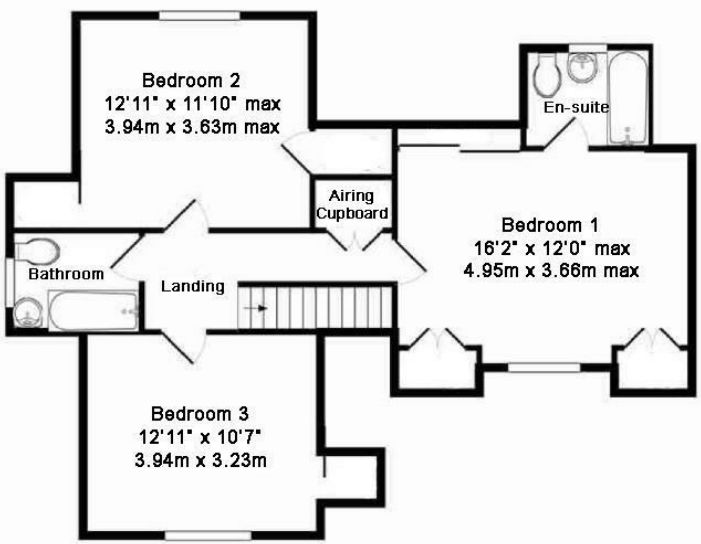
Garden

Terrace

Council tax
Band F - £2757.53 for 2020/21



Ground floor
Approx. Floor
Area 83.2 Sq.M.
(895 Sq.Ft.)



1st floor
Approx. Floor
Area 66.3 Sq.M.
(713 Sq.Ft.)

Total Approx. Floor Area 149.5 Sq.M. (1609 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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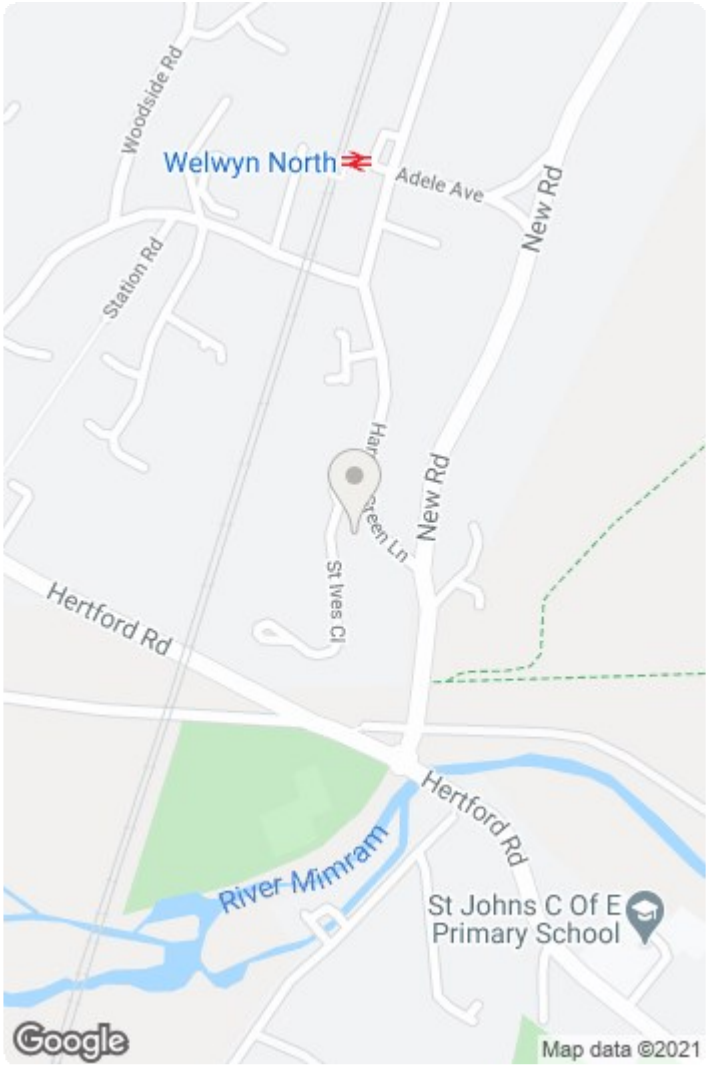

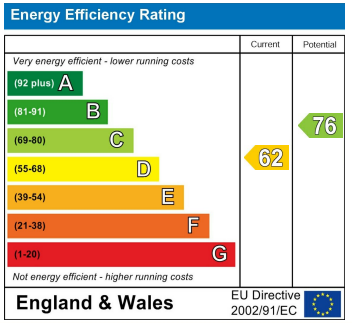

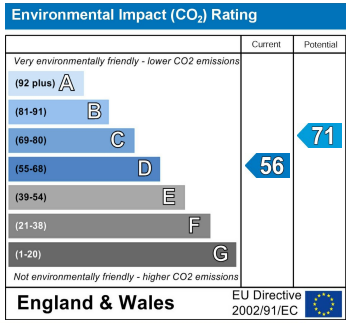

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