



Lowerfield
Welwyn Garden City | AL7 3JT

AGENT HYBRID

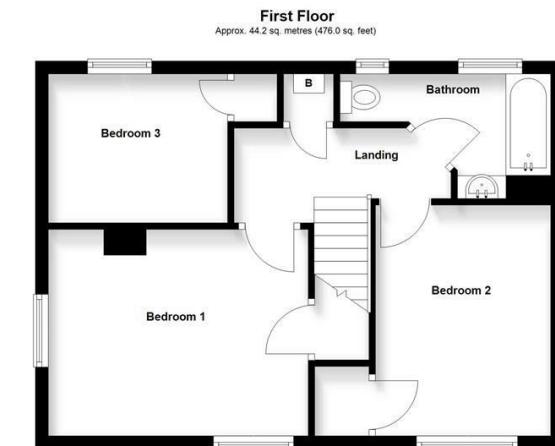
Guide Price £525,000 - £550,000



GUIDE PRICE £525,000 - £550,000 * This fully renovated three-bedroom end-of-terrace home is offered chain free and occupies a generous corner plot in a sought-after residential location, just a short walk from the town centre and well-regarded local schools. Ideal for families, the property offers stylish modern living with potential to extend (STPP). Inside, the home has been thoughtfully updated throughout including a full rewire and new heating system. The welcoming entrance leads to a bright, spacious lounge featuring a bay window and a charming log burner with brick slip surround. The re-fitted kitchen/diner is a standout space, boasting Howdens sage green cabinetry, quartz worktops, a double butler sink, high-end AEG appliances, and dual NEFF hide-and-slide ovens. French doors open onto the private, east-facing rear garden. A convenient utility area provides space for a washer and dryer, while the ground floor also includes a contemporary shower room with porcelain tiles. Upstairs, there are three well-sized double bedrooms and a sleek re-fitted family bathroom, also finished with porcelain tiling. The home benefits from a full electrical rewire, a new heating system with lacquered designer radiators, new drainage compliant with building regs, oak veneer doors, new herringbone LVT flooring on the ground floor, and new carpets throughout. Externally, the property boasts a newly laid block-paved driveway for four cars, a wraparound path, and a Hypervolt EV charger. A dropped kerb has been approved by Welwyn Hatfield Highways, with installation due shortly. Stylish, spacious, and move-in ready, this exceptional home must be viewed to be fully appreciated.

DIMENSIONS

Entrance Hallway
 Lounge 10'8 x 13'3 (ext to 16'6 into bay)
 Kitchen/Diner 21'5 x 7'6
 Downstairs Shower Room 7'1 x 4'7
 Bedroom 1: 13'3 x 10'8
 Bedroom 2: 11'9 x 9'0
 Bedroom 3: 9'8 x 7'7
 Family Bathroom 10'5 x 6'5 (max to max)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		

Total area: approx. 88.6 sq. metres (953.9 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Agent Hybrid

57 High Street, Stevenage, Hertfordshire, SG1 3AQ
 Tel: 01438 870673 - enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

AGENT HYBRID