



£2,600 PCM
Parkway

Welwyn Garden City, AL8 6JD

PROPERTY SUMMARY

This exceptionally well-presented four-bedroom family home is situated just a few minutes walk to the heart of the Garden City town centre on the prestigious road of Parkway. Offering versatile accommodation over three floors and decorated to a very high standard, this is an opportunity not to be missed.

The ground floor boasts a living room with French doors to the garden, a modern fitted kitchen/breakfast room with integrated appliances and a downstairs cloakroom. The first floor benefits from a master bedroom with fitted wardrobes, an en-suite shower room and a further bedroom and family bathroom. The second floor has two further bedrooms and an additional WC.

Externally the house certainly doesn't disappoint with a beautiful rear garden with a veranda, providing a lovely seating area and a great outlook of the garden. Further benefits include a garage and private parking directly to the rear of the property with access via parkway gardens.

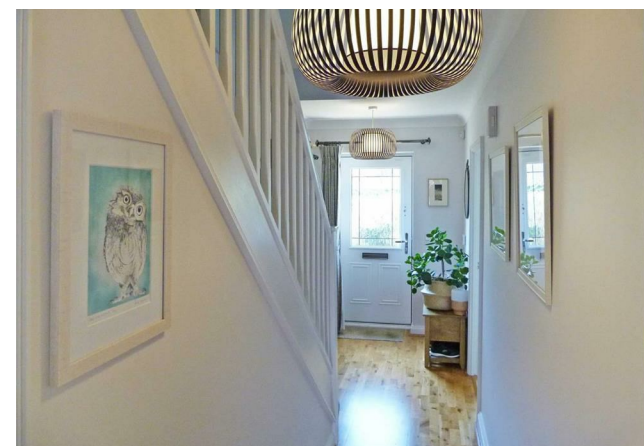
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PUTTERILLS
- LETTINGS -
est. 1992







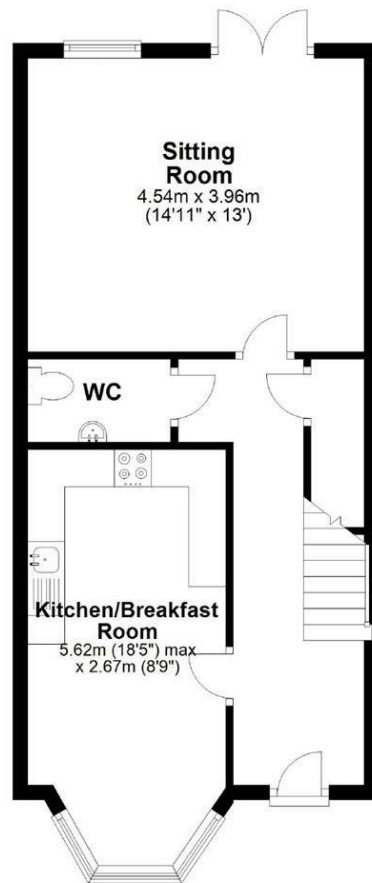
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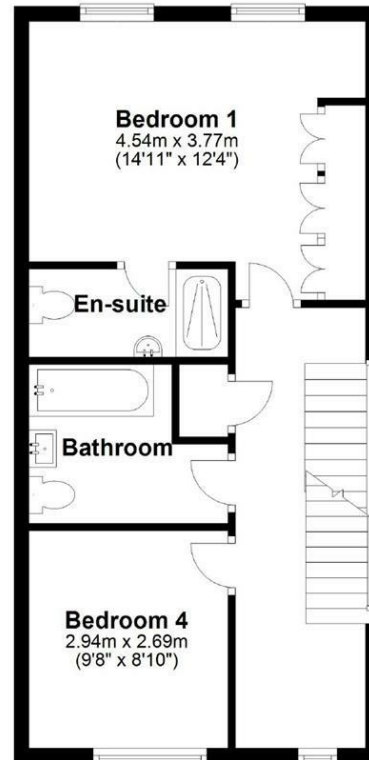
Ground Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



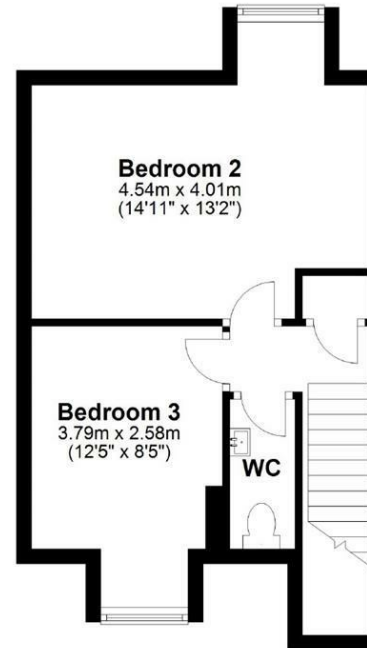
First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



Second Floor

Approx. 31.1 sq. metres (334.3 sq. feet)



Total area: approx. 122.1 sq. metres (1313.9 sq. feet)

LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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