



# Marsden Green Welwyn Garden City AL8 6YB

for sale guide price  
**£575,000**



## Property Description

\*\*\*OPEN HOUSE SATURDAY 26/09 10-11:30AM\*\*\*

Situated on Marsden Green in the sought-after West Side of Welwyn Garden City, this beautifully presented three-bedroom home offers thoughtfully arranged accommodation, ideal for family life.

The spacious sitting room provides a welcoming space to relax, while the contemporary kitchen/dining room forms the heart of the home. Skylights bring in natural light, and patio doors open onto the south-west-facing rear garden, creating a lovely setting for entertaining and spending time together.

A dedicated study nook offers a convenient space for home working or reading, with a separate utility room and ground-floor shower room adding everyday practicality.

Upstairs, three generously sized bedrooms are complemented by a modern family bathroom.

Outside, the south-west-facing rear garden provides space for outdoor dining and relaxation. Off-street parking and a garage with internal access complete the accommodation.

The location places local schools, Stanborough Lakes and green spaces within easy reach, with the town centre's shops and mainline railway station within walking distance.

## Kitchen/Dining Room

18' x 16' min ( 5.49m x 4.88m min )

## Sitting Room

19' x 11' 2" ( 5.79m x 3.40m )

## Shower Room

10' 1" x 3' 8" ( 3.07m x 1.12m )

## Utility

7' 4" x 6' 1" ( 2.24m x 1.85m )

## Garage

14' 5" x 8' 4" ( 4.39m x 2.54m )

## Bedroom 1

12' 10" x 10' 6" ( 3.91m x 3.20m )

## Bedroom 2

12' 9" x 12' 3" ( 3.89m x 3.73m )

## Bedroom 3

9' 4" x 7' 1" ( 2.84m x 2.16m )

## Bathroom

6' 4" x 6' 2" ( 1.93m x 1.88m )

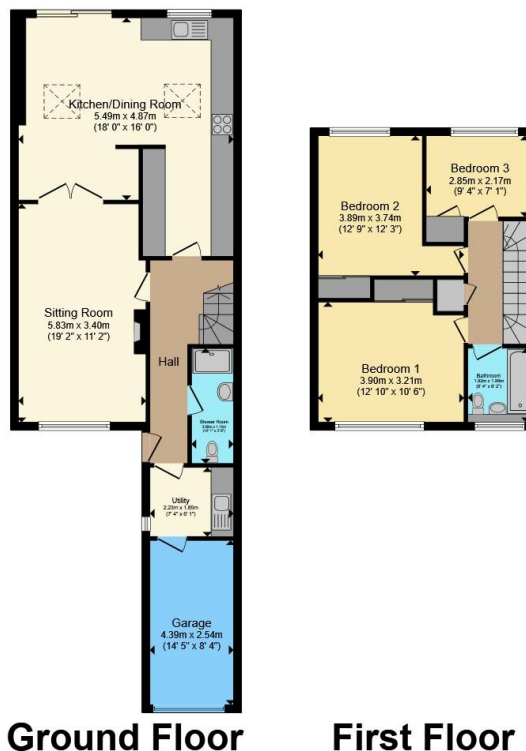
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**Ground Floor**

**First Floor**

Total floor area 122.5 m<sup>2</sup> (1,319 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](http://www.propertybox.io)

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WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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