

Ludwick Way, Welwyn Garden City, AL7 3QG



Price: £365,000
Freehold

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



An extremely well presented 2 double bedroom end of terrace family home. The lovely home is located close to local amenities, schools and public transport and benefits from garage and west facing rear garden.

- 2 DOUBLE BEDROOM END OF TERRACE FAMILY HOME
- WEST FACING REAR GARDEN
- EXTREMELY WELL PRESENTED
- CLOSE TO AMENITIES
- FAMILY BATHROOM
- GARAGE EN-BLOC

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FEATURES

DESCRIPTION

An extremely well presented 2 double bedroom end of terrace family home. The lovely home is located close to local amenities, schools and public transport and benefits from garage and west facing rear garden.

ACCOMMODATION

KITCHEN
LOUNGE

2 DOUBLE BEDROOMS
FAMILY BATHROOM

WEST FACING REAR GARDEN
GARAGE EN BLOC

LOCATION

Ludwick Way is perfectly positioned close to local amenities, including shops, schools, and bus routes, and is just a short walk from the vibrant town centre and mainline train station with direct links into London. Excellent commuter connections via the A414, A1(M), and M25 make this an ideal location for professionals and families alike.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band C

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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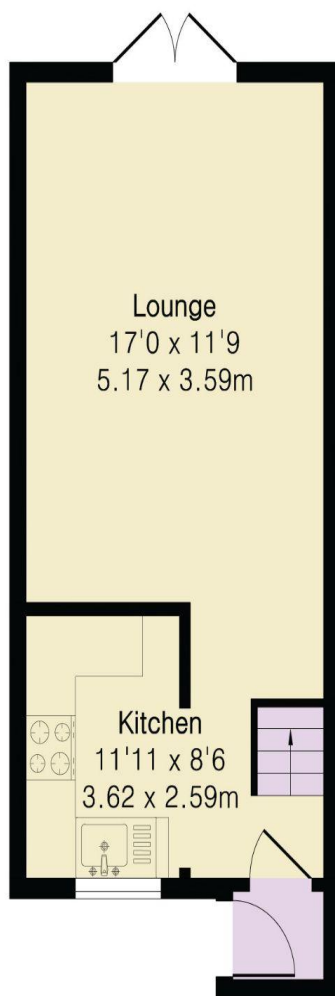
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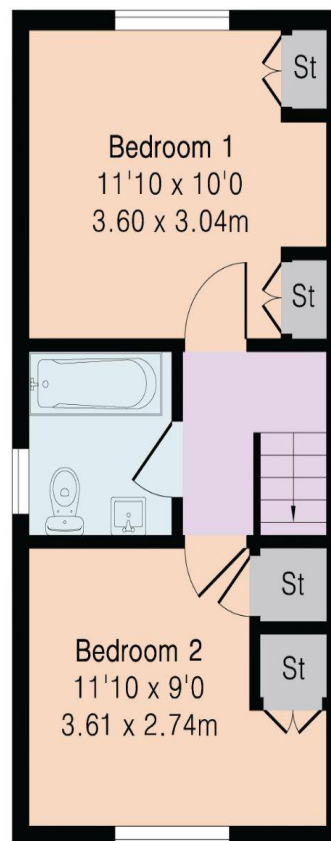
Approximate Gross Internal Area 620 sq ft - 57 sq m

Ground Floor Area 316 sq ft – 29 sq m

First Floor Area 304 sq ft – 28 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

