



24 Crossway, West Side, Welwyn Garden City, AL8 7EE
Guide price £680,000



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FOUR BEDROOM EXTENDED LINK DETACHED FAMILY HOME WITH GARDENS, GARAGE AND DRIVEWAY WITHIN A SHORT WALK OF SCHOOLS AND A SHORT DRIVE OF THE TOWN AND MAINLINE STATIONS

This extended link detached family home is situated in a popular cul de sac location within 0.2 miles of Monks Walk secondary school. Also within walking distance are primary schools, amenities and playing fields. Within close proximity is the town centre with a wide range of facilities and both Welwyn North and Welwyn Garden City mainline railway stations. The accommodation is in good condition throughout and comprises entrance hall, shower room, living room with fireplace, family room with doors to the garden, modern fitted kitchen/dining room, study/fifth bedroom, master bedroom with balcony, three further bedrooms and a bathroom. Externally is a good sized rear garden with deck and lawn, generous gated front garden and a driveway and garage providing off road parking.

THE AREA

This property is situated in popular Knightsfield location within a short walk of local shops and amenities and within close proximity to the town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is Welwyn Garden City mainline railway station and Welwyn North is within close proximity, both with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Primary schools are just a short walk away and Monks Walk secondary school is even closer at 0.2 miles away. Sports clubs, Gosling Sports Park and The Campus West for theatre, cinema and library are also situated within close proximity to the property.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Coat cupboard, under stairs storage cupboard. Karndean flooring. Staircase to the first floor. Port hole style window to the front. Access to:

SHOWER ROOM

Comprising low level wc, pedestal wash hand basin and shower cubicle. Heated towel rail, shaver point. Part tiled walls. Window to the front.

LIVING ROOM 16' x 11'5" (4.88m x 3.48m)

Portuguese limestone feature fireplace with coal effect gas fire. Window to the front. Glazed doors to:

FAMILY ROOM 18'11" x 10'8" (5.77m x 3.25m)

Windows to the side, sliding doors to the rear garden.

KITCHEN/DINING ROOM 22'3" x 17'10" (6.78m x 5.44m)

Modern kitchen fitted with a range of wall and base units with work surfaces over and tiled splashbacks. 1½ bowl stainless sink and drainer with waste disposal unit. Integrated dishwasher. Range cooker. Space for American style fridge/freezer. Utility cupboard with space and plumbing for washing machine. Karndean flooring. Window to the rear, door to the garage.

STUDY/FIFTH BEDROOM 11'4" x 8'1" (3.45m x 2.46m)

Window and door to the rear.

FIRST FLOOR

LANDING

Access to:

BEDROOM ONE 13'8" x 9'11" (4.17m x 3.02m)

Built in double wardrobe. Window to the front giving access to the balcony.

BEDROOM TWO 10'1" x 8'5" (3.07m x 2.57m)

Loft hatch. Window to the front.

BEDROOM THREE 10'9" x 10'5" (3.28m x 3.18m)

Built in wardrobe. Window to the rear.

BEDROOM FOUR 10'3" x 7'11" (3.12m x 2.41m)

Built in wardrobe. Loft hatch. Window to the front.

BATHROOM 15'4" x 5'10" (4.67m x 1.78m)

Comprising low level wc, his and hers wash hand basins with

storage under and enclosed panel bath with shower over. Heated towel rail. Window to the rear.

OUTSIDE

FRONT

Gated access leading to the generous front garden. Mainly laid to lawn with planted beds. Outside tap and lighting. Hedged and fenced boundaries. Gated side access to the rear. Brick paved driveway providing off road parking and leading to:

GARAGE

Power and lighting. Up and over door to the front.

REAR GARDEN

Generous raised deck to the rear and side. Steps lead to the lawn with planted beds. Outside tap. Fenced and hedged boundaries. Gated side access to the front.

FURTHER INFORMATION

Council tax band: F

This property is leasehold for 999 years from 1962. There is a ground rent of £50pa.

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PITTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

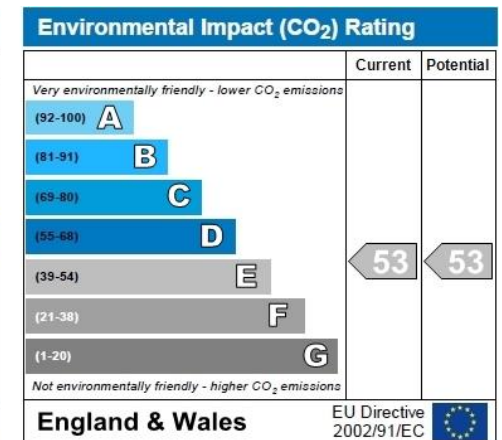
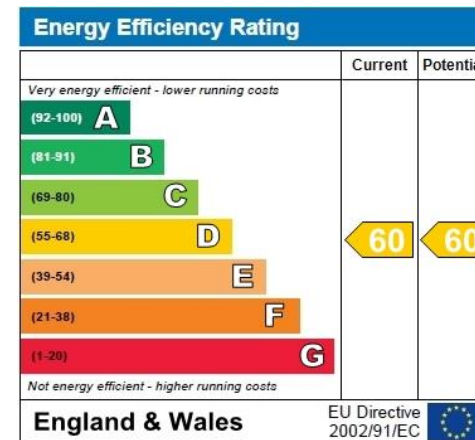
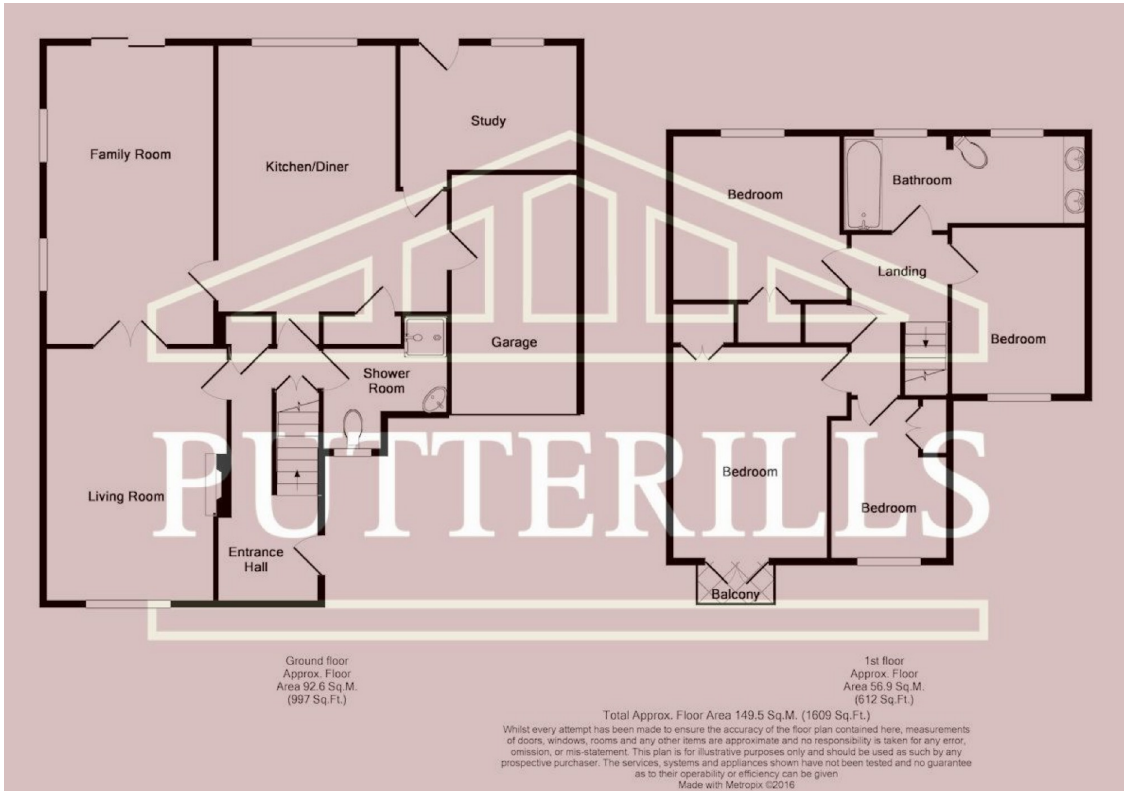
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











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