



PUTTERILLS

est. 1992

98 Forresters Drive, Welwyn Garden City,  
**Guide price £490,000**

## WELL PRESENTED FOUR BEDROOM EXTENDED DETACHED FAMILY HOME WITH GARDEN, GARAGE AND DRIVEWAY CLOSE TO SCHOOLS, AMENITIES, THE TOWN AND MAINLINE STATION

This detached home is conveniently positioned in a quiet Panshanger location ideal for families, within close proximity of popular schooling, amenities and local parks and is just a short drive to Welwyn Garden City town centre with its mainline railway station. The extended accommodation is in excellent condition throughout and comprises entrance hall, living room with fireplace, fabulous modern fitted kitchen open to the dining room, cloakroom, four good sized bedrooms and a family bathroom. Externally is a well maintained rear garden and a driveway and garage providing off road parking to the front.

### THE AREA

This property is situated in a popular Panshanger location within a short drive to Welwyn Garden City 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 a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via roads is the A1(M) which is within easy access. Renowned local primary and secondary schooling, Morrisons supermarket, a Tesco Express, local sports clubs and playing fields are within walking distance.

### FRONT DOOR OPEN TO:

#### ENTRANCE HALL

Staircase to the first floor. Access to:

#### LIVING ROOM 19'7" x 11'2" (5.97m x 3.40m)

Gas fireplace. Under stairs storage cupboard. Window to the front. Open to:

#### KITCHEN/DINING ROOM 22'2" x 13'9" (6.76m x 4.19m)

Modern kitchen fitted with a selection of wall and base units with wooden worktops and tiled upstands. Sink and drainer. Space for range cooker and American style fridge/freezer.

Plumbing for washing machine and dishwasher. Tiled flooring. Window and patio doors to the rear garden.

#### CLOAKROOM

Comprising low level wc and wash hand basin. Window to the side.

### FIRST FLOOR

#### LANDING

Airing cupboard. Loft hatch. Access to:

#### BEDROOM ONE 11'2" x 11'1" (3.40m x 3.38m)

Fitted wardrobes, over stairs cupboard. Window to the front.

#### BEDROOM TWO 12'1" x 7'9" (3.68m x 2.36m)

Window to the rear.

#### BEDROOM THREE 11'1" x 8'1" (3.38m x 2.46m)

Fitted wardrobe. Window to the rear.

#### BEDROOM FOUR 10'9" x 7'10" (3.28m x 2.39m)

Window to the front.

#### BATHROOM

Modern suite comprising low level wc, pedestal wash hand basin, enclosed panel bath and shower

cubicle. Window to the side.

### OUTSIDE

#### FRONT

Gravelled area and driveway providing off road parking. Hedged boundaries. Gated side access to the rear.

#### GARAGE

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

#### REAR GARDEN

Well maintained garden mainly laid to lawn with various shrubs and flowers to borders. Patio area. Timber shed. Fenced and hedged boundaries. Gated side access to the front.

### FURTHER INFORMATION

Council tax band: E  
EER: D

### VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS  
THROUGH PUTTERILLS 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.











