



25 Sherrardspark Road, West Side, Welwyn Garden City, AL8 7JW
Guide price £785,000



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CHAIN FREE THREE BEDROOM DETACHED WITH GARAGE, DRIVEWAY AND GARDEN IN SOUGHT AFTER WEST SIDE LOCATION A SHORT WALK OF SCHOOLS, THE TOWN AND MAINLINE STATION

This chain free traditional detached residence is positioned in one of the most desirable West Side locations within short walking distance of Welwyn Garden City town centre, mainline railway station and renowned Templewood school. The accommodation offers a great opportunity to modernise and extend (stp) and currently comprises entrance hall, shower room, living room with fireplace and bay with doors to the garden, dining room with bay, fitted kitchen, two double bedrooms, a single bedroom and a family bathroom. To the front of the property is a driveway and garage providing off road parking, to the rear is a generous and secluded south facing rear garden mainly laid to lawn with patio area.

THE AREA

Situated in a highly sought after West Side location within very short walking distance of 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 road is the A1(M) which is within easy access. Templewood, a renowned local primary school, is 0.2 miles away and secondary schooling, Gosling Sports Park, local sports clubs and The Campus West for theatre, cinema and library are also all within walking distance.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Window to the front. Sky light. Staircase to the first floor. Access to:

SHOWER ROOM

Comprising low level wc, vanity wash hand basin and shower cubicle. Window to the rear.

LIVING ROOM 20'5" x 15'7" (6.22m x 4.75m)

Open fireplace with feature surround and alcoves to the sides. Full height bay window with doors leading onto the rear garden. Door to the side.

DINING ROOM 13'11" x 12' (4.24m x 3.66m)

Bay window to the front, porthole window to the side.

KITCHEN 16'3" x 8'7" (4.95m x 2.62m)

Fitted with a range of wall and base units with worktops over. Stainless steel sink and drainer. Electric oven and gas hob with extractor over. Plumbing for washing machine. Fully tiled walls. Windows to the front and side. Door to the side.

FIRST FLOOR

LANDING

Loft hatch. Access to:

BEDROOM ONE 19'7" x 11'7" (5.97m x 3.53m)

Fitted wardrobes. Dual aspect with windows to the side and rear.

BEDROOM TWO 13'1" x 10'11" (3.99m x 3.33m)

Built in cupboard. Windows to the front and side.

BEDROOM THREE 9'3" x 8'5" (2.82m x 2.57m)

Window to the front.

BATHROOM

Comprising low level wc, vanity wash hand basin and enclosed panel bath with shower over. Tiled walls. Window to the side.

OUTSIDE

FRONT

Laid to lawn with shrubs. Footpath leading to the storm porch and front door. Gated side access to the rear. Driveway providing off road parking leading to:

GARAGE

Power and lighting. Double doors to the front.

REAR GARDEN

Generous and secluded south facing rear garden. Patio area to the immediate rear of the property with steps leading to the lawn. Further seating area to the rear. Well stocked borders. Timber shed. Hedged and fenced boundaries. Gated side access to the front.

FURTHER INFORMATION

Council tax band: F

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

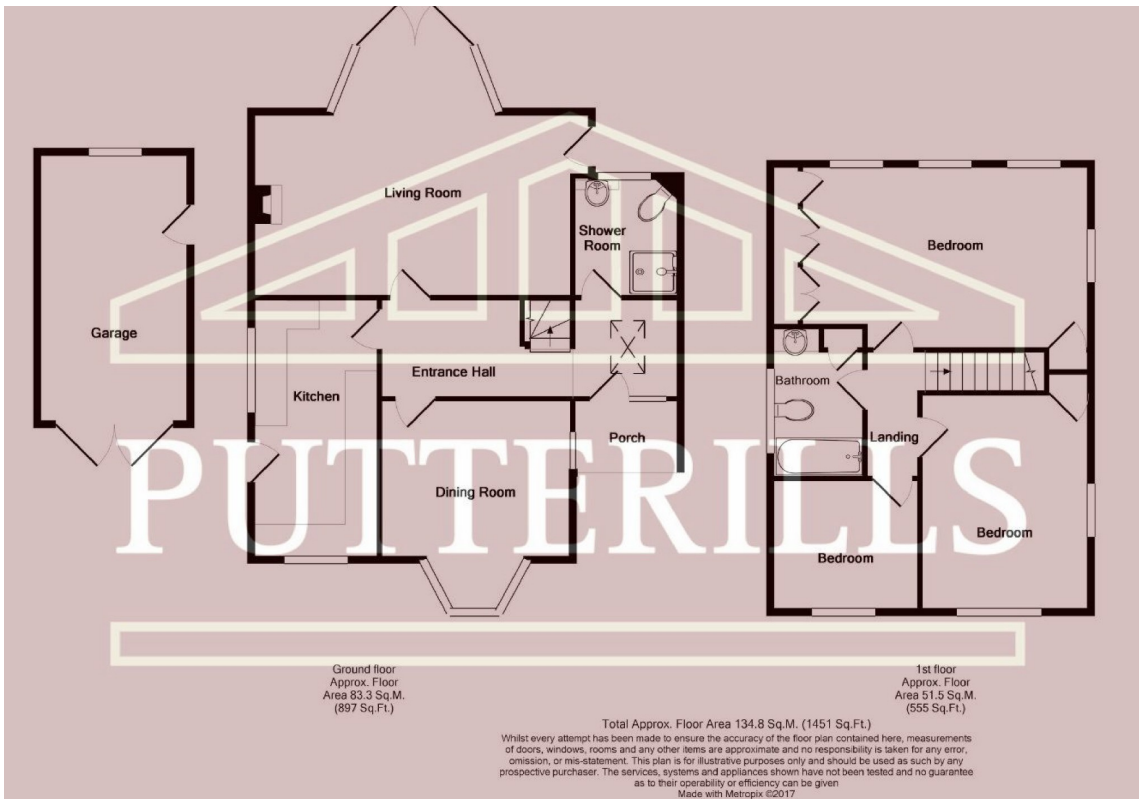
MORTGAGE REQUIRED?

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









Energy Performance Certificate



25, Sherrardspark Road, WELWYN GARDEN CITY, AL8 7JW

Dwelling type: Detached house Reference number: 9308-6028-7205-5213-6980
 Date of assessment: 10 May 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 May 2017 Total floor area: 119 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

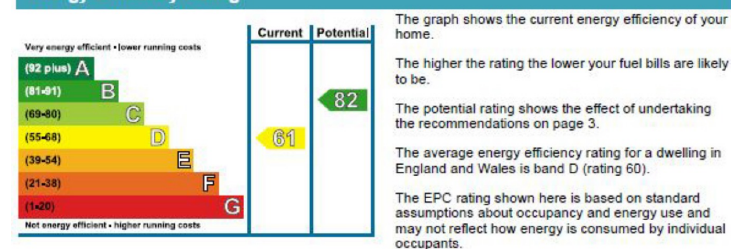
Estimated energy costs of dwelling for 3 years:	£ 3,531
Over 3 years you could save	£ 1,194

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 207 over 3 years	
Heating	£ 2,643 over 3 years	£ 1,905 over 3 years	
Hot Water	£ 516 over 3 years	£ 225 over 3 years	
Totals	£ 3,531	£ 2,337	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 105	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 210	✓
3 Low energy lighting for all fixed outlets	£55	£ 135	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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