



145 Parkway, West Side, Welwyn Garden City, AL8 6JB

Guide price £750,000



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CHAIN FREE THREE BEDROOM DETACHED WITH SUBSTANTIAL GARDEN IN PRIME WEST SIDE POSITION A SHORT WALK OF THE TOWN, MAINLINE STATION AND RENOWNED SCHOOLING

This chain free traditional West Side detached family home is positioned in a prime location on the sought after Parkway within very short walking distance of the centre of the town, mainline railway station and renowned schooling. The accommodation has been very well kept yet would benefit from updating and offers scope to extend (stp), currently comprising entrance hall, shower room, living room with bay window, dining room with doors onto the garden, kitchen, utility, three bedrooms and a bathroom. Outside is a neat frontage with driveway and garage supplying off road parking and a beautiful and substantial rear garden laid to lawn with patio.

THE AREA

Situated in a highly sought after West Side location within half a mile 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. Renowned local primary schooling is a very short walk 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.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Staircase to the first floor with under stairs storage cupboard. Access to:

SHOWER ROOM

Low level wc, pedestal wash hand basin and walk in shower cubicle. Port hole window to the front.

LIVING ROOM 15'9" x 12'5" (4.80m x 3.78m)

Gas fireplace. Sash bay window to the front, further window to the side. Double doors to:

DINING ROOM 12'2" x 11'6" (3.71m x 3.51m)

Window to the side. Patio doors opening onto the rear garden. Door to:

KITCHEN 12'2" x 8'11" (3.71m x 2.72m)

Fitted with a range of wall and base units with worktops over. 1½ bowl stainless steel sink and drainer. Gas cooker point. Space for fridge/freezer. Window to the rear. Door to:

UTILITY ROOM 9'4" x 8'10" (2.84m x 2.69m)

Stainless steel sink and drainer. Storage cupboards. Plumbing for washing machine. Window to the rear. Door to the rear, further door to the garage.

FIRST FLOOR

LANDING

Loft hatch. Window to the side. Access to:

BEDROOM ONE 12'7" x 12'3" (3.84m x 3.73m)

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

BEDROOM TWO 12'1" x 10'10" to wardrobes. (3.68m x 3.30m to wardrobes.)

Windows to the front.

BEDROOM THREE 9' x 7'11" (2.74m x 2.41m)

Window to the front.

BATHROOM

Low level wc, pedestal wash hand basin and enclosed panel bath. Tiled walls. Window to the rear.

OUTSIDE

FRONT

Neat frontage laid to lawn with hedged boundaries. Gate to footpath to the front door with covered storm porch. Driveway providing off road parking and leading to:

GARAGE 16'1" x 8'3" (4.90m x 2.51m)

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

REAR GARDEN

A real feature of the property is the substantial rear garden. Mainly laid to lawn with patio to the rear of the house and well stocked borders. Further side lawn area. Hedged boundaries.

FURTHER INFORMATION

Council tax band: E

This property is leasehold for 999 years from 1967 with a ground rent of £20pa.

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

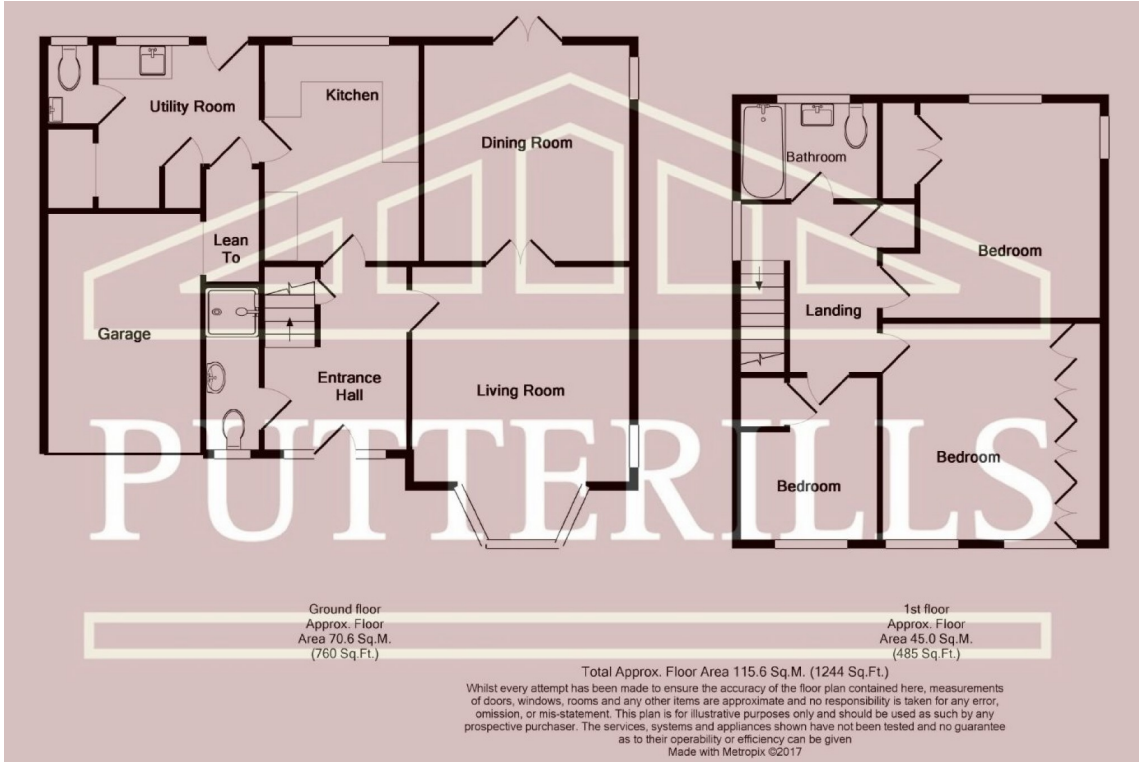
MORTGAGE REQUIRED?

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









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.

Energy Performance Certificate



145, Parkway, WELWYN GARDEN CITY, AL8 6JB

Dwelling type: Detached house
Date of assessment: 13 November 2017
Date of certificate: 13 November 2017
Reference number: 8995-2975-1429-4597-1933
Type of assessment: RdSAP, existing dwelling
Total floor area: 94 m²

Use this document to:

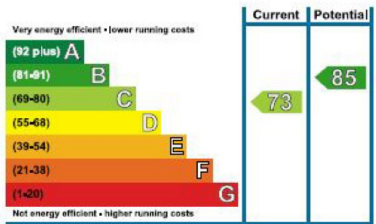
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,070
Over 3 years you could save	£ 258

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	
Heating	£ 1,458 over 3 years	£ 1,338 over 3 years	
Hot Water	£ 387 over 3 years	£ 249 over 3 years	
Totals	£ 2,070	£ 1,812	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 126	✓
2 Solar water heating	£4,000 - £6,000	£ 132	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 867	✓

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.

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