



FOUR BEDROOM DETACHED FAMILY HOME IN PRIVATE LOCATION BACKING ONTO PARK WITH DOUBLE DETACHED GARAGE, DRIVEWAY AND FABULOUS GARDEN

This detached home is situated in a private Panshanger drive location with only three properties and backing onto Moneyhole Park. Within walking distance is local schooling and amenities and within a short drive is Welwyn Garden City town centre and mainline railway station. The accommodation offers generous space comprising entrance hall, cloakroom, dual aspect living room with fireplace, dining room, fitted kitchen, utility, three double bedrooms, fourth single bedroom, en suite shower room to master and a family bathroom with jacuzzi bath. The property benefits from a fabulous lawned rear garden with patio, pond and summerhouse, lawned frontage supplying off road parking to driveway along with detached double garage.

THE AREA

This property is situated in a popular Panshanger location backing onto Moneyhole Park and 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:

CLOAKROOM

Low level wc and vanity wash hand basin. Window to the front.

LIVING ROOM 21'4" x 12'6" (6.50m x 3.81m)

Gas fireplace with brick and wood surround. Dual aspect with windows to the front and rear and door onto the rear garden.

DINING ROOM 10'5" x 8'11" (3.18m x 2.72m)

Window to the rear.

KITCHEN 10'8" x 10'5" (3.25m x 3.18m)

Fitted with a range of wall and base units with worktops over and tiled splash backs. 1.5 bowl stainless steel sink and drainer. Neff electric double oven and gas hob. Breakfast bar. Exposed ceiling beams. Window to the rear, door to the side. Archway to:

UTILITY 7' x 4'9" (2.13m x 1.45m)

Space for fridge/freezer. Plumbing for washing machine and dishwasher. Exposed ceiling beams. Window to the side.

FIRST FLOOR

LANDING

Loft hatch. Window to the front. Access to:

BEDROOM ONE 11'7" x 11'6" (3.53m x 3.51m)

Fitted wardrobes. Window to the rear. Archway to:

EN SUITE SHOWER ROOM

Low level wc, pedestal wash hand basin and shower cubicle. Window to the rear.

BEDROOM TWO 12'7" x 9'7" (3.84m x 2.92m)

Fitted wardrobe. Window to the front.

BEDROOM THREE 10' x 9'10" (3.05m x 3.00m)

Fitted wardrobes. Window to the rear.

BEDROOM FOUR 8'2" x 6'10" (2.49m x 2.08m)

Window to the front.

BATHROOM

Low level wc, pedestal wash hand basin and corner jacuzzi bath. Window to the rear.

OUTSIDE

FRONT

Laid to lawn with plants and shrubs. Footpath to the front door. Side access to the rear. Driveway providing off road parking and leading to:

DETACHED DOUBLE GARAGE

Power and lighting. Up and over doors to the front. Bin storage to the rear.

REAR GARDEN

Pretty and well cared for rear garden backing onto Moneyhole Park. Mainly laid to lawn with well stocked borders of plants and shrubs. Patio with pergola to the immediate rear of the property providing ideal seating area. Feature pond with waterfall. Timber summerhouse. Greenhouse. Side access to the front.

FURTHER INFORMATION

Council tax band: F
EER: C

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH
PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

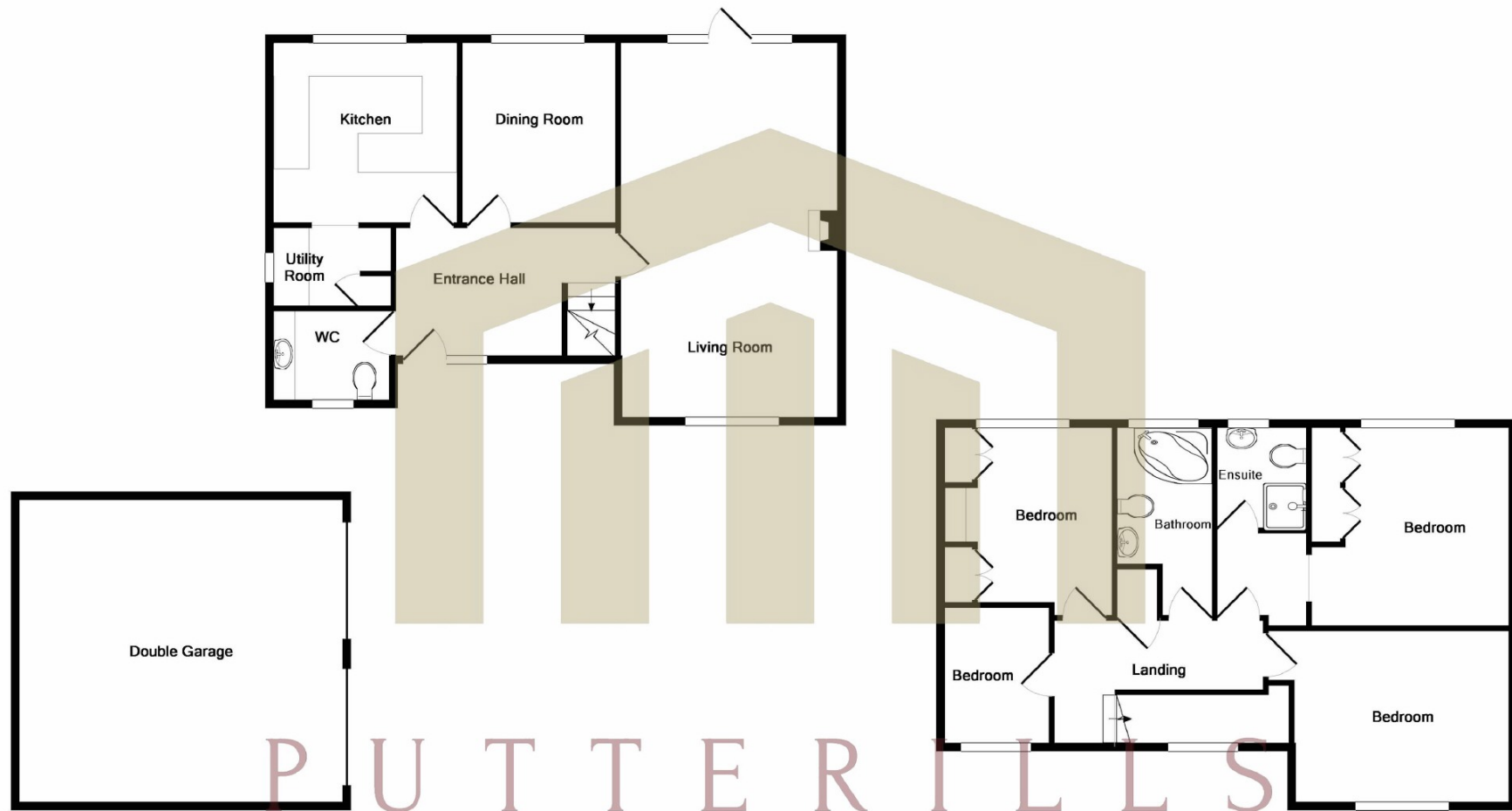
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











Ground floor
Approx. Floor
Area 90.4 Sq.M.
(973 Sq.Ft.)

est. 1992

1st floor
Approx. Floor
Area 58.5 Sq.M.
(630 Sq.Ft.)

Total Approx. Floor Area 148.9 Sq.M. (1603 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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