



PUTTERILLS

est. 1992

26 Lords Wood  
Welwyn Garden City AL7 2HF  
**Guide price £230,000**

## CHAIN FREE ONE BEDROOM GROUND FLOOR MAISONETTE WITH LOW MAINTENANCE GARDEN AND ALLOCATED PARKING IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS AND INVESTORS

This chain free ground floor maisonette is an ideal purchase for first time buyers, downsizers and investors is conveniently set in a quiet Panshanger cul de sac location within walking distance of local schooling, amenities and playing fields. Just a short drive away is Welwyn Garden City town centre with mainline railway station. The accommodation has been well kept and comprises entrance porch, lounge with fireplace, dining area with storage, modern fitted kitchen, inner hallway, double bedroom and newly fitted wet room. The property benefits from a low maintenance and south facing paved rear garden and allocated 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 PORCH

Window to the side. Door to:

**LOUNGE 13' x 11'10" (3.96m x 3.61m)**

Gas fireplace with feature surround. Window to the front. Open to:

**DINING AREA 13'2" x 8'1" (4.01m x 2.46m)**

Storage cupboard. Open to:

**KITCHEN 8'1" x 7'4" (2.46m x 2.24m)**

Fitted with modern wall and base units with worktops over and tiled splash backs. Sink and drainer. Electric oven and gas hob with extractor over. Space for fridge/freezer. Window to the side.

#### INNER HALL

Airing cupboard. Plumbing for washing machine. Access to:

**BEDROOM 11'2" x 9'11" (3.40m x 3.02m)**

Fitted furniture. Windows and patio door to the garden.

#### WET ROOM

Newly fitted with low level wc, vanity wash hand basin and walk in shower

with glass screening. Window to the rear.

### OUTSIDE

Paved frontage. Allocated parking to the side. Gate to low maintenance and south facing paved rear garden.

### FURTHER INFORMATION

This property is leasehold for 150 years - terms and charges TBC.

Council tax band: B

EER: TBC

### 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.

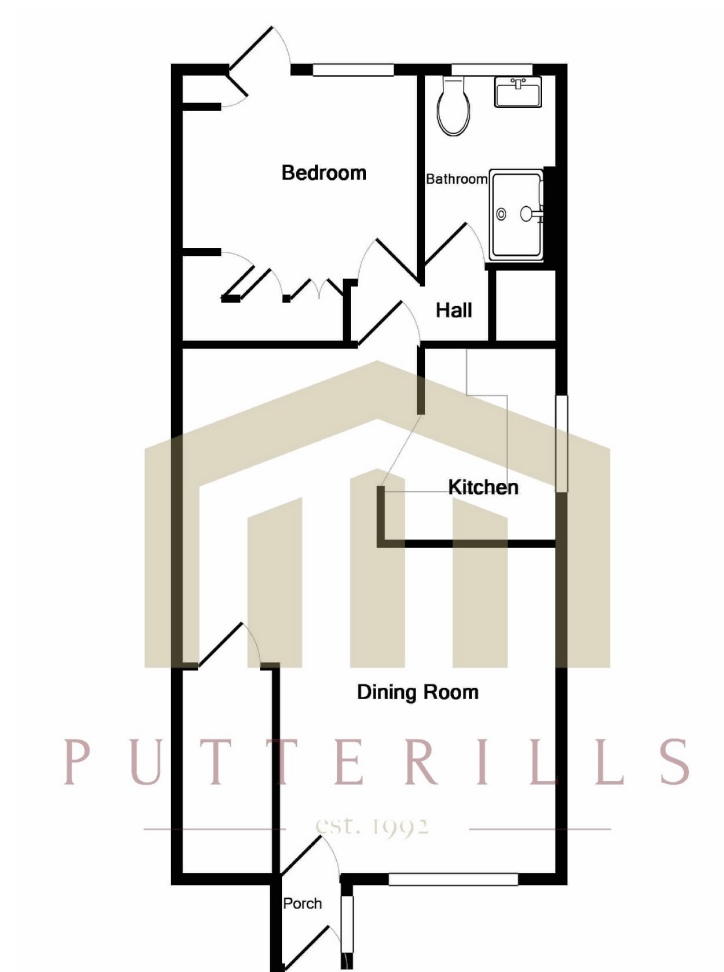












Total Approx. Floor Area 48.6 Sq.M. (523 Sq.Ft.)

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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