



PUTTERILLS

est. 1992

241 Daniells
Welwyn Garden City AL7 1QD
Guide price £435,000

CHAIN FREE AND HIGH SPECIFICATION THREE BEDROOM TERRACE WITH DRIVEWAY, GARAGE AND FABULOUS GARDEN WITHIN WALKING DISTANCE OF SCHOOLS AND AMENITIES

This chain free terraced family home is conveniently positioned in a quiet Panshanger location within walking distance of schooling, amenities and local parks and just a short drive to Welwyn Garden City town centre with its mainline railway station. The immaculate accommodation is of a high specification throughout and comprises entrance hall, spacious living room with fireplace and patio doors to the garden, attractive fitted kitchen open to dining room with further set of patio doors, utility room, cloakroom, three good sized bedrooms and a stylish modern shower room. Externally is a driveway and garage providing ample off road parking to the front and a fabulous rear garden with deck, lawn and patio areas and the addition of a summerhouse currently used as a gym.

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

Cloaks cupboard. Staircase to the first floor with understairs storage cupboard. Access to:

LIVING ROOM 24'8" x 13' (7.52m x 3.96m)

Spacious room with feature fireplace. Window to the front, patio doors opening onto the rear garden.

KITCHEN/DINING ROOM 22'10" x 7'10" (6.96m x 2.39m)

Attractive kitchen fitted with a range of wall and base units with worktops over and tiled splash

backs. Stainless steel sink and drainer. Range cooker with five ring gas hob and stainless steel extractor over. Integrated fridge/freezer and dishwasher. Open to dining area with windows to the side and rear and patio doors opening onto the rear garden.

UTILITY ROOM

Worktops. Storage cupboard. Space for washing machine and tumble dryer. Tiled flooring. Window to the side.

CLOAKROOM

Low level wc and vanity wash hand basin.

FIRST FLOOR

LANDING

Access to:

BEDROOM ONE 13'6" x 9'7" (4.11m x 2.92m)

Fitted wardrobes. Window to the rear.

BEDROOM TWO 12'6" x 9'8" (3.81m x 2.95m)

Window to the rear.

BEDROOM THREE 9'8" x 9'1" (2.95m x 2.77m)

Fitted furniture. Window to the front.

SHOWER ROOM

Stylish modern suite comprising low level wc, vanity wash hand basin and walk in shower cubicle with mirrored screen. Heated towel rail. Tiled walls.

OUTSIDE

FRONT

Driveway providing off road parking.

GARAGE

Power and lighting. Carbon fibre roof. Up and over door to the front.

REAR GARDEN

Fabulous rear garden offering meticulous outdoor space consisting of deck area to the immediate rear of the property, artificial grass, raised planted beds and stepping stone and slate path leading to patio area. Fenced boundaries.

SUMMERHOUSE 11'7" x 7'5" (3.53m x 2.26m)

Timber summerhouse currently used as a gym with power and lighting.

FURTHER INFORMATION

Council tax band: D
EER: E

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 70.5 Sq.M.
(759 Sq.Ft.)

1st floor
Approx. Floor
Area 43.9 Sq.M.
(472 Sq.Ft.)

Total Approx. Floor Area 114.4 Sq.M. (1232 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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