



PUTTERILLS

est. 1992

3 Moorend

Beehive, Welwyn Garden City AL7 4QL

Guide price £700,000

EXTENDED FOUR BEDROOM DETACHED HOME ON GENEROUS CORNER PLOT WITH GARAGE AND DRIVEWAY CLOSE TO SCHOOLING AND AMENITIES

This heavily extended detached family home is set on a corner plot located in a quiet cul de sac in the popular Beehive conservation area close to local schooling and King George V playing fields. Within a short drive is the town centre with wide range of facilities including mainline railway station. The accommodation offers spacious and superbly maintained living comprises entrance hall, cloakroom, living room with attractive fireplace and bay window, conservatory, fabulous kitchen/dining room, utility, master bedroom with dressing room and en suite, three further good sized bedrooms and a family shower room. Externally is the generous lawned rear garden with patio along with driveway and garage to the front providing off road parking.

THE AREA

This property is situated in the popular Beehive conservation area within close proximity of the QEII hospital, King George V playing fields, local schools and amenities. Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams is within close proximity. 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.

FRONT DOOR OPEN TO:

ENTRANCE HALL

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

CLOAKROOM

Low level wc and wash hand basin. Tiled flooring.

LIVING ROOM 20'8" x 18'4" (6.30m x 5.59m)

Attractive pen fireplace with wooden surround and granite hearth. Parquet flooring. Bay window to the front. Window and patio doors to:

CONSERVATORY 13'11" x 12'2" (4.24m x 3.71m)

Part brick, part upvc construction. Tiled flooring. Windows to the sides and rear and patio doors onto the garden.

KITCHEN/DINING ROOM 21'1" x 11'11" (6.43m x 3.63m)

Fabulous kitchen fitted with an extensive range of wall and base units with granite worktops and upstands. Sink and drainer. Double electric oven and gas hob. Integrated dishwasher. Space for fridge/freezer. Tiled flooring. Windows to the rear and patio doors onto the side garden. Pantry cupboard leading to:

UTILITY 13' x 5'1" (3.96m x 1.55m)

Worktops. Sink and drainer. Plumbing for washing machine and tumble dryer. Tiled flooring. Window and door to the side.

FIRST FLOOR

LANDING

Airing cupboard. Loft hatch. Windows to the side. Access to:

BEDROOM ONE 13' x 11' (3.96m x 3.35m)

Window to the rear. Doors to:

DRESSING ROOM

Walk in dressing area with hanging rails.

EN SUITE SHOWER ROOM

Modern suite comprising low level wc, feature wash hand basin and shower cubicle. Heated towel rail. Tiled walls. Window to the side.

BEDROOM TWO 13'7" x 10' (4.14m x 3.05m)

Dual aspect with windows to the front and rear.

BEDROOM THREE 10'1" x 8'1" (3.07m x 2.46m)

Fitted wardrobes. Window to the rear.

BEDROOM FOUR 10'1" x 7'5" (3.07m x 2.26m)

Window to the front.

SHOWER ROOM

Another modern suite comprising low level wc, pedestal wash hand basin and corner shower cubicle. Heated towel rail. Tiled walls and flooring. Window to the side.

OUTSIDE

FRONT

Shrubs to the front. Hedged boundaries. Gated side access to the rear. Paved driveway providing off road parking and leading to:

GARAGE

Power and lighting. Timber double doors to the front.

REAR GARDEN

Mature and secluded garden mainly laid to generous lawn with well stocked borders. Steps lead up to patio seating area.

VENDOR COMMENTS

One of the main factors that originally attracted us to the property was the size of the plot. The fact that the corner location was very secluded and backed onto a small wood was an important part of our criteria. We have spent considerable time renovating the property to create a pleasant and functional family home. We have enjoyed 19 wonderful years and have very fond memories bringing our family up in this property but feel it's a good time for us to move on.

FURTHER INFORMATION

This property is leasehold with yearly ground rent of £25. Council tax band: E
EER: D

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH
PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

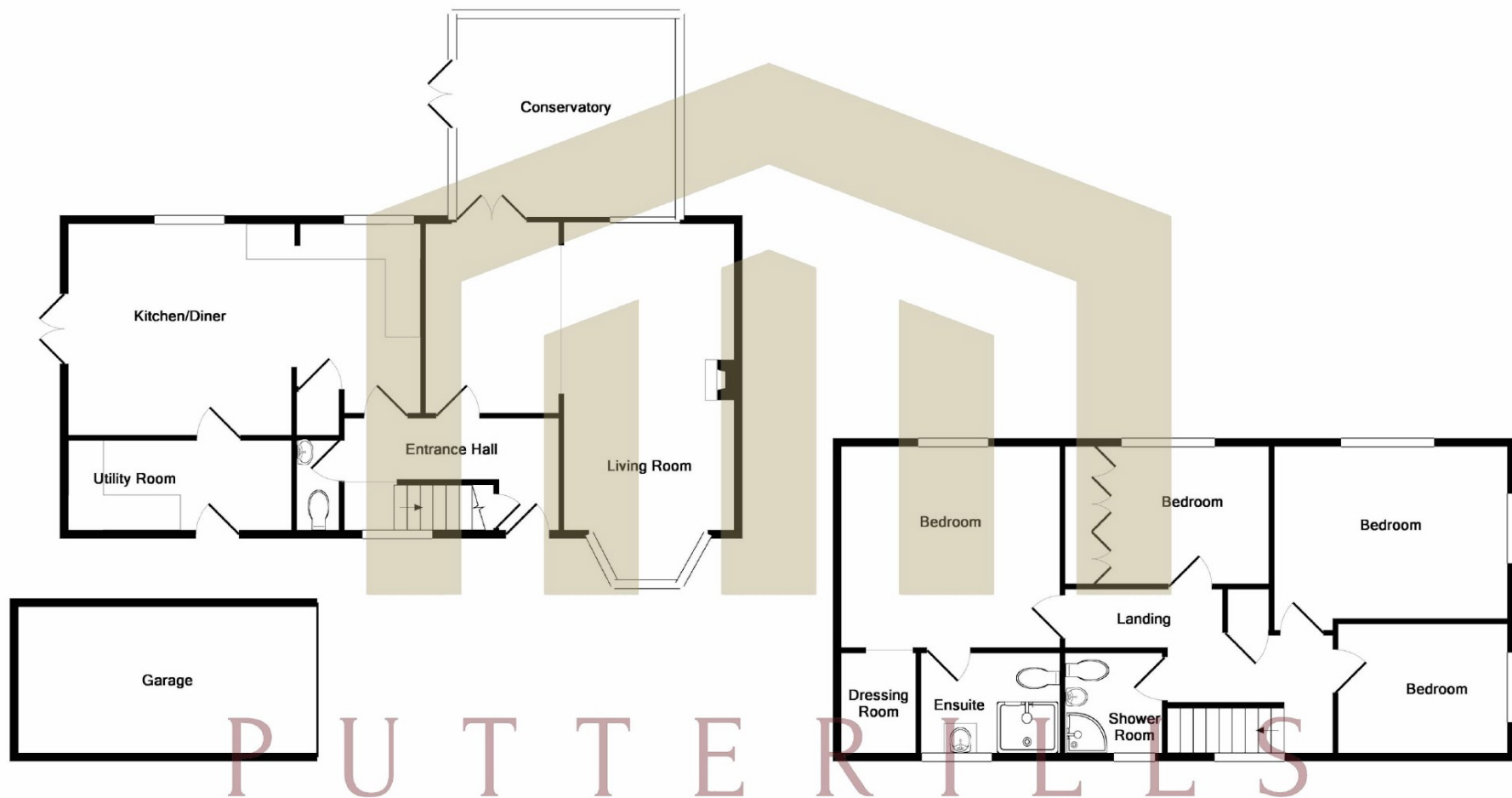
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











Ground floor
Approx. Floor
Area 92.0 Sq.M.
(990 Sq.Ft.)

est. 1992

1st floor
Approx. Floor
Area 62.9 Sq.M.
(677 Sq.Ft.)
Total Approx. Floor Area 154.9 Sq.M. (1668 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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