



P U T T E R I L L S

— est. 1992 —

1 Harebell
Welwyn Garden City AL7 4HR
Guide price £425,000

EXTENDED THREE BEDROOM SEMI WITH SIZEABLE GARDEN WITH SUMMERHOUSE IN POPULAR LOCATION CLOSE TO SCHOOLS, TOWN CENTRE AND MAINLINE STATION

This extended semi detached home is situated in a popular location with close proximity of local schooling, amenities, Welwyn Garden City town centre and mainline railway station. The ideal family accommodation has recently benefitted from updating and refurbishing and comprises entrance hall, dual aspect living room with patio doors onto the garden, stylish fitted kitchen/diner, utility room, three good sized bedrooms and a stunning bathroom. Externally is the generous and well looked after west facing lawned rear garden with patio, deck and the addition of a summerhouse/home office.

THE AREA

This property is situated within close proximity 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 and secondary schools are just a short distance from the property. Sports clubs, Gosling Sports Park and The Campus West for theatre, cinema and library are also situated within close proximity of the property.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Two cloak cupboards. Staircase to the first floor. Port hole window to the front. Access to:

LIVING ROOM 19'9" x 12'4" (6.02m x 3.76m)

Dual aspect with window to the front and patio doors opening onto the garden.

KITCHEN/DINER 15'8" x 9'6" (4.78m x 2.90m)

Fitted with a range of stylish and modern gloss wall and base units with wooden work surfaces. Stainless steel sink. Electric oven, electric hob with glass splash back and feature extractor, built in

microwave. Integrated dishwasher. Tiled flooring. Electric underfloor heating with digital thermostats. Window and door to the rear garden. Door to:

UTILITY ROOM 8'5" x 7' (2.57m x 2.13m)

Base units with wooden work surfaces. 1.5 bowl sink and drainer. Space for American style fridge/freezer and washer/dryer. Plumbing for washing machine. Tiled flooring. Window to the rear.

FIRST FLOOR

LANDING

Airing cupboard. Loft hatch. Access to:

BEDROOM ONE 13'11" x 9'8" (4.24m x 2.95m)

Built in wardrobes. Dual aspect with windows to the front and side.

BEDROOM TWO 12' x 9'3" (3.66m x 2.82m)

Window to the front.

BEDROOM THREE 9'8" x 9'5" (2.95m x 2.87m)

Window to the rear.

BATHROOM

Stunning modern suite comprising low level wc, vanity wash hand basin and P shaped enclosed panel bath with shower over and side mounted taps. Tiled walls and flooring. Electric underfloor heating with digital thermostats. Window to the rear.

OUTSIDE

FRONT

Paved area. Hedged boundaries. Steps and footpath to the front door with covered storm porch.

REAR GARDEN

Sizeable and beautifully presented west facing rear garden mainly laid to lawn with deck and paved areas to the rear of the property ideal for outdoor entertaining. Timber shed. Fenced and hedged boundaries.

SUMMERHOUSE/HOME OFFICE 11'1" x 7'1" (3.38m x 2.16m)

Power, lighting and internet connection. Storage to the side. Double doors and windows to the front.

FURTHER INFORMATION

There are council garages adjacent to the property subject to availability.

Council tax band: D
EER: E

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS
THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

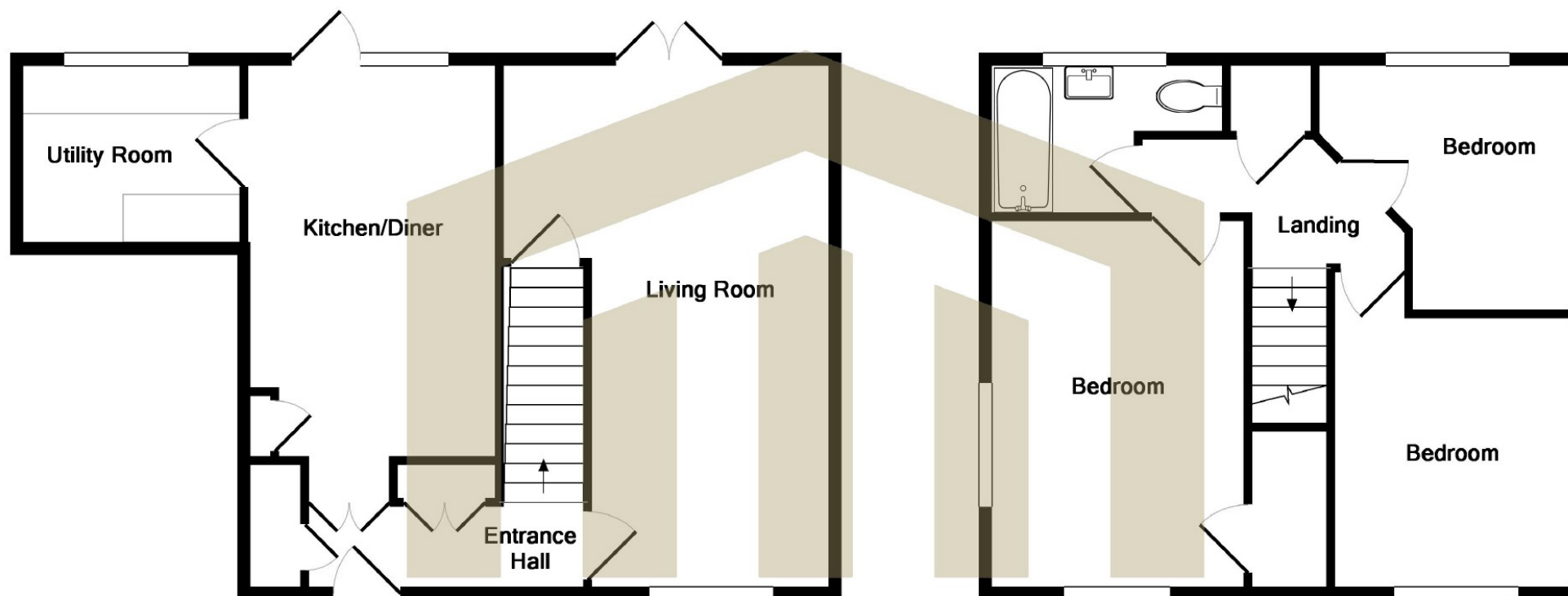
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











Ground floor
Approx. Floor
Area 45.9 Sq.M.
(494 Sq.Ft.)

1st floor
Approx. Floor
Area 40.4 Sq.M.
(435 Sq.Ft.)

Total Approx. Floor Area 86.3 Sq.M. (929 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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