



PUTTERILLS

est. 1992

50 Woodland Rise, West Side, Welwyn Garden City, AL8 7LF

Guide price £750,000

EXTENDED THREE BEDROOM TRADITIONAL WEST SIDE SEMI WITH DRIVEWAY AND SOUTH FACING GARDEN IN DESIRABLE ROAD 200 YARDS FROM TEMPLEWOOD PRIMARY SCHOOL

This traditional West Side semi detached is positioned in a desirable road less than 200 yards from the renowned Templewood primary school and half a mile from Welwyn Garden City's town centre and mainline station. The extended property offers a flexible family home with accommodation comprising entrance hall, cloakroom, dining room, lounge with sliding doors onto the garden, attractive fitted kitchen/breakfast room, family room, conservatory, ground floor modern shower room, two double bedrooms with fitted wardrobes, a third single bedroom and family bathroom. Externally is a pretty south facing rear garden with deck and lawn and a lawned frontage with store room/converted garage and driveway providing off road parking.

THE AREA

Situated in a desirable West Side location within 0.5 miles 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 King's Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. The renowned Templewood primary school is less than 200 yards away and secondary schooling, Gosling Sports Park, local sports and golf clubs, gymnasiums and The Campus West for entertainment, theatre, cinema and library are all within walking distance.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Solid wood flooring. Storage cupboard and further downstairs cupboard. Staircase to the first floor. Access to:

CLOAKROOM

Low level wc, vanity wash hand basin. Tiled flooring. Extractor. Porthole window to the front.

DINING ROOM 13'8" x 13' (4.17m x 3.96m)

Solid wood flooring. Window to the front. Double doors to:

LOUNGE 23' x 10'6" (7.01m x 3.20m)

Solid wood flooring. Sliding doors to the rear garden.

KITCHEN/BREAKFAST ROOM 19'10" x 8'6" (6.05m x 2.59m)

Fitted with a range of attractive wall and base units with worktops over, tiled splash backs and under unit and skirting lighting. Stainless steel sink and drainer. Double oven. Induction hob with extractor over. Integrated dishwasher. Space for fridge/freezer. Plumbing for washing machine. Breakfast bar seating area. Pantry cupboard. Tiled flooring. Roof window. Window to the rear. Door to:

FAMILY ROOM 13'4" x 12'3" (4.06m x 3.73m)

Solid wood flooring. Window and door to the rear garden. Open to:

CONSERVATORY 8' x 7'6" (2.44m x 2.29m)

Solid wood flooring. Windows and door to the rear garden.

LOBBY

Solid wood flooring. Door to the front. Access to:

SHOWER ROOM 7'8" x 7'8" (2.34m x 2.34m)

Low level wc, vanity wash hand basin, bidet and corner hydromassage shower cubicle. Heated towel rail. Tiled flooring with underfloor heating. Extractor. Built in wall speakers.

FIRST FLOOR

LANDING

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

BEDROOM ONE 13'8" x 10'6" (4.17m x 3.20m)

Range of fitted wardrobes with sliding doors. Wood flooring. Window to the front.

BEDROOM TWO 12'6" x 10'6" (3.81m x 3.20m)

Range of fitted wardrobes with sliding doors. Wood flooring. Window to the rear.

BEDROOM THREE 8'9" x 8' (2.67m x 2.44m)

Built in overstairs cupboard. Wood flooring. Window to the side.

BATHROOM

Low level wc, pedestal wash hand basin and panelled bath. Windows to the side and rear.

OUTSIDE

FRONT

Laid to lawn with specimen tree and hedged borders. Block paved driveway providing off road parking. Door to:

STORE ROOM

Converted from the garage. Fitted cupboards. Space for freezers. Power and lighting.

REAR GARDEN

Pretty south facing garden with deck to the immediate rear of the property with steps lead down to to lawn with planted borders. Pond with water feature. Timber shed/summerhouse. Hedged boundaries.

VENDOR COMMENTS

We absolutely love our house. It has been our family home for over 16 years, spacious, comfortable, fabulous neighbours, safe and within walking distance from town centre, train station, schools, etc. It has been one ideal family home. It is time for us to move on because our kids are all grown up and left home. The house is too big for us now and we only wish best years for similar families such as ours to enjoy the house as much as we did.

FURTHER INFORMATION

This property is leasehold for 999 years from 1958 with a £98pa ground rent. 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.









