



PUTTERILLS

est. 1992

2 Lytton Gardens, West Side, Welwyn Garden City, AL8 6EG

Guide price £775,000

RECENTLY RENOVATED THREE BEDROOM DETACHED WITH WOW FACTOR HALF A MILE OF THE TOWN, MAINLINE STATION AND LESS THAN A MILE OF RENOWNED SCHOOLING

This detached West Side home in desirable cul de sac half a mile of the town centre and mainline station and less than a mile of renowned schooling has been recently extended and renovated to provide the wow factor and high specification. The spacious accommodation presents modern living in pristine condition throughout comprising entrance hall, cloakroom, living room, impressive open plan fitted kitchen/dining/family room with bi fold doors to the garden, utility room, gym, three bedrooms, en suite shower room to the master and family bathroom. Externally is a driveway supplying off road parking, garage storage space and fabulous rear garden with artificial lawn.

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 Applecroft primary school is 0.7 miles away, Templewood 1 mile away and secondary schooling, Gosling Sports Park, local sports clubs and The Campus West for theatre, cinema and library are also all within close walking distance.

FRONT DOOR OPEN TO:

ENTRANCE HALL

Staircase with attractive baluster to the first floor with understairs storage cupboard. Feature radiator, Underfloor heating. Access to:

CLOAKROOM

Period style high level cistern wc and wash hand basin. Tiled walls and flooring with underfloor heating..

LIVING ROOM 18'5" x 11'3" (5.61m x 3.43m)

Built in sound system. Fitted television unit. Window to the front with fitted shutters.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 24'5" x 17'6" (7.44m x 5.33m)

Impressive open plan space consisting of kitchen, dining and family areas . Kitchen space is fitted with a range of stunning full length and base units with worktops over. Space for range cooker with extractor over. Integrated dishwasher. Built in wine fridge and separate wine rack. Space for American style fridge/freezer. Breakfast island with 1.5 bowl sink, storage under and seating space. Feature open fireplace. Exposed brickwork. Surround sound speakers. Storage cupboard. Underfloor heating. Bi fold doors opening onto the rear garden. Door to:

UTILITY ROOM 6'6" x 5'11" (1.98m x 1.80m)

Wall and base units. Stainless steel sink. Plumbing for washing machine. Underfloor heating. Window to the rear with fitted shutters. Door to:

GYM 13'2" x 10'2" max (4.01m x 3.10m max)

Converted from the garage. Full width mirror. Window to the rear with fitted shutters.

FIRST FLOOR

LANDING

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

BEDROOM ONE 15'5" x 8'8" (4.70m x 2.64m)

Fitted wardrobes. Window to the rear with fitted shutters. Sliding door to:

EN SUITE

Stylish suite with low level wc, his and hers vanity wash hand basins and walk in shower. Heated towel rail and mirror. Tiled walls and flooring. Velux window to the side.

BEDROOM TWO 11'5" x 11'3" (3.48m x 3.43m)

Fitted wardrobes and drawers. Window to the front with fitted shutters.

BEDROOM THREE 11' x 8'4" (3.35m x 2.54m)

Dual aspect with windows to the front and side with fitted shutters.

BATHROOM

Period style suite with low level wc, vanity wash hand basin and claw foot freestanding bath with shower attachment and glass screen. Heated towel rail. Tiled walls and flooring. Velux window to the side.

OUTSIDE

FRONT

Planted borders. Hedged and fenced boundaries. Gated side access to the rear. Resin driveway providing off road parking and leading to:

GARAGE

Partly converted. Storage space. Roller door to the front.

REAR GARDEN

Fabulous, very well kept and good sized rear garden. Wood style tiled seating area to the rear of the property with electric patio heaters. Central artificial lawn with surrounding bark areas. Specimen tree. Hedged and fenced boundaries. Resin path to gated side access to the front.

VENDOR COMMENTS

This detached family property is full of character, in a pretty, private cul de sac, so convenient for the station, Gosling sports centre and Stanborough lakes. The south facing garden is a real sun trap - private and great for BBQs and lazing in the sun.

FURTHER INFORMATION

Council tax band: E

EER: D

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS

MORTGAGE REQUIRED?

Talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss options. Contact 01707 393333.

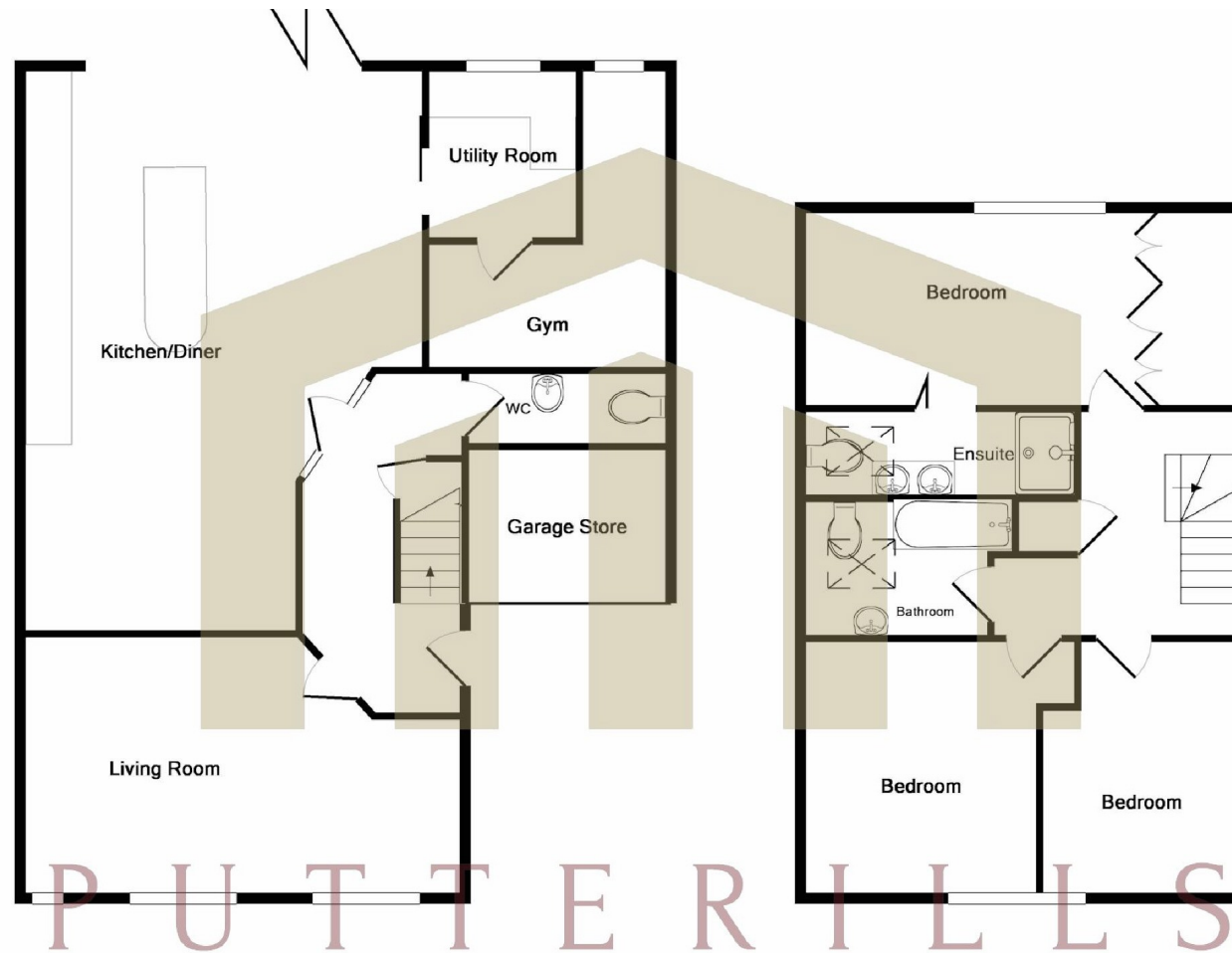












Ground floor
Approx. Floor
Area 82.9 Sq.M.
(892 Sq.Ft.)

est. 1992

1st floor
Approx. Floor
Area 53.0 Sq.M.
(570 Sq.Ft.)

Total Approx. Floor Area 135.9 Sq.M. (1462 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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