



## SPACIOUS FOUR BEDROOM DETACHED WITH GOOD SIZED GARDEN, DRIVEWAY AND DOUBLE GARAGE WITHIN WALKING DISTANCE OF SCHOOLING AND AMENITIES

This spacious detached house is situated in a popular location within walking distance of local schooling, amenities and just a short drive of Welwyn Garden City town centre with wide range of facilities and mainline railway station. The flexible accommodation is neatly presented throughout and comprises entrance porch and hall, cloakroom, living room with fireplace, family room, utility, study, impressive open plan modern kitchen/dining room, four bedrooms, an en suite shower room to the master and further family bathroom. Externally is a good sized south facing lawned rear garden with patios along with a driveway and double garage providing off road parking for several vehicles to the front.

### 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 PORCH

Window to the side. Door to:

#### ENTRANCE HALL

Staircase to the first floor. Window to the side. Access to:

#### CLOAKROOM

Low level wc and vanity wash hand basin.

#### LIVING ROOM 13'5" x 13'4" (4.09m x 4.06m)

Gas fireplace with feature surround. Window to the side. Patio doors onto the rear garden.

#### FAMILY ROOM 12'2" x 11'9" (3.71m x 3.58m)

Window to the rear. Door to:

#### UTILITY 9'3" x 4'7" (2.82m x 1.40m)

Laminate worktops. Sink and drainer. Space for tumble dryer. Plumbing for washing machine. Window and door to the side.

#### STUDY 8'9" x 6' (2.67m x 1.83m)

Window to the front.

#### KITCHEN/DINING ROOM 33'11" max x 14'2" (10.34m max x 4.32m)

Impressive and beautifully designed space incorporating spacious modern kitchen with the addition of a dining area. Fitted with an extensive range of wall and base units with quartz worktops and upstands. 1.5 bowl sink with drainer. Space for range cooker and American style fridge/freezer. Integrated dishwasher. Breakfast island with seating and storage. Electric Velux windows to the rear, further windows to the front.

### FIRST FLOOR

#### LANDING

Loft hatch. Access to:

#### BEDROOM ONE 14' x 12'9" (4.27m x 3.89m)

Fitted wardrobes. Window to the rear. Door to:

#### EN SUITE

Low level wc, pedestal wash hand basin and shower cubicle. Heated towel rail. Window to the side.

#### BEDROOM TWO 12'8" x 9'6" (3.86m x 2.90m)

Window to the rear.

#### BEDROOM THREE 10'2" x 8'3" (3.10m x 2.51m)

Fitted wardrobes. Window to the side.

#### BEDROOM FOUR 9'1" x 8'8" (2.77m x 2.64m)

Fitted cupboard. Window to the front.

### BATHROOM

Low level wc, pedestal wash hand basin, enclosed panel bath and shower cubicle. Heated towel rail. Loft hatch. Window to the front.

### OUTSIDE

#### FRONT

Areas of lawn and slate. Specimen tree, hedging and planting. Footpath to the front door. Driveway providing off road parking for several vehicles and leading to:

#### DOUBLE GARAGE

Up and over doors to the front. Power and lighting.

#### REAR GARDEN

Good sized south facing garden mainly laid to lawn with patio to the immediate rear of the property and further patio seating area to the rear corner. Mature planted borders. Hedged, walled and fenced boundaries.

### FURTHER INFORMATION

Council tax band: F  
EER: C

### 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.















