

Parkway WELWYN GARDEN CITY £775,000

Leasehold



4 bedrooms



2 bathrooms



2 reception rooms



garden



parking



OPEN DAY SATURDAY 9TH OCTOBER STRICTLY BY APPOINTMENT. PROCEEDABLE BUYERS ONLY. A charming and original 1930's "Garden City" FOUR BEDROOM period home, many of the homes delightful period features remain including original exposed doors and gorgeous joinery. In need of modernisation and boasts masses of potential to extend to the rear and loft (subject to the usual planning consents) Positioned on the famous PARKWAY on the desirable AL8 WEST SIDE of Welwyn Garden City with a short level walk into town. A true needle in a haystack. Further benefits include a beautiful 120FT landscaped rear garden, GARAGE and DRIVEWAY with access to the rear garden from the front. A rare occasion to embrace this wonderful home. Catchment of APPLECROFT PRIMARY SCHOOL. A short stroll will see you at the Mainline station serving KINGS CROSS in under 25 minutes. An internal viewing comes highly recommended to appreciate the home's noteworthy features. The property is being sold Chain free. Energy Rating C.

GROUND FLOOR

ENTRANCE HALL

All rooms leading off. Coat cupboard plus under stairs storage. Staircase leading to first floor.

CLOAKROOM W/C

Double shower, low level w/c and wash hand basin. Window to front elevation.

LIVING ROOM

4.80m x 4.00m (15' 9" x 13' 1") Measured into bay with a front facing aspect. Original chimney breast.

DINING ROOM

5.25m x 3.50m (17' 3" x 11' 6") Patio doors out to garden. Chimney breast.

KITCHEN

3.45m x 3.42m (11' 4" x 11' 3") A range of wall and base units, patio doors out to garden.

SIDE LOBBY/ UTILITY AREA

Doors providing access to front and rear gardens. Pedestrian door to garage. Sink and plumbing for washing machine.

STORE ROOM/ WORKSHOP

3.46m x 2.56m (11' 4" x 8' 5") Please note the flat roof requires upgrading.

FIRST FLOOR

LANDING

Gallery landing with a half landing staircase. Picture window to front elevation. All rooms leading off. Airing cupboard and loft access with pull down ladder and light.

BEDROOM ONE

4.92m x 3.47m (16' 2" x 11' 5") Fitted wardrobes. Window to rear elevation.

BEDROOM TWO

3.63m x 3.60m (11' 11" x 11' 10") Fitted wardrobes, large window to front elevation.

BEDROOM THREE

3.44m x 2.10m (11' 3" x 6' 11") Cupboard, window to rear elevation.

BEDROOM FOUR

2.71m x 2.35m (8' 11" x 7' 9") Window to side elevation.

BATHROOM

Parkway, WELWYN GARDEN CITY - continued...

OUTSIDE

REAR GARDEN

A gardeners delight! 120 ft of mature landscaped garden. Featuring a pond, luscious mature borders, potting shed and timber tool shed. The real wow factor of the home which in its prime featured open days for visitors to enjoy.

GARAGE

4.73m x 2.76m (15' 6" x 9' 1")

FRONT GARDEN

Block paved driveway providing off street parking for two cars. Lawn and Garden City hedge to front.

LEASEHOLD INFORMATION

999 Year lease from 25th March 1938
Peppercorn Ground Rent £13.00 per annum.

COUNCIL TAX BAND F

£2762.72

ABOUT THE WEST SIDE

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Surrounded by rolling Hertfordshire countryside, Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today it's a busy and bustling town with a selection of shops, the Howard Shopping Centre is located in the centre of Welwyn Garden City where you can find a selection of high street favourites including John Lewis and Marks & Spencer there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own quaint cinema in the town centre, showing the latest films.

CONTINUED

For everyday needs, if you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well-known chains. The Don is considered the best Indian restaurant in Welwyn, which is a popular option to consider for a quality, authentic meal. For those who like to lead an active lifestyle, there is everything from football pitches, golf driving ranges, indoor and outdoor tennis, to an athletics track, a public velodrome and a dry ski slope. Also, there are a number of gyms in the area.

Convenient commuter links (The mainline station provides easy access to London's Kings Cross within 20 minutes) inviting communal spaces plus a wealth of open green space to relax and re-charge.

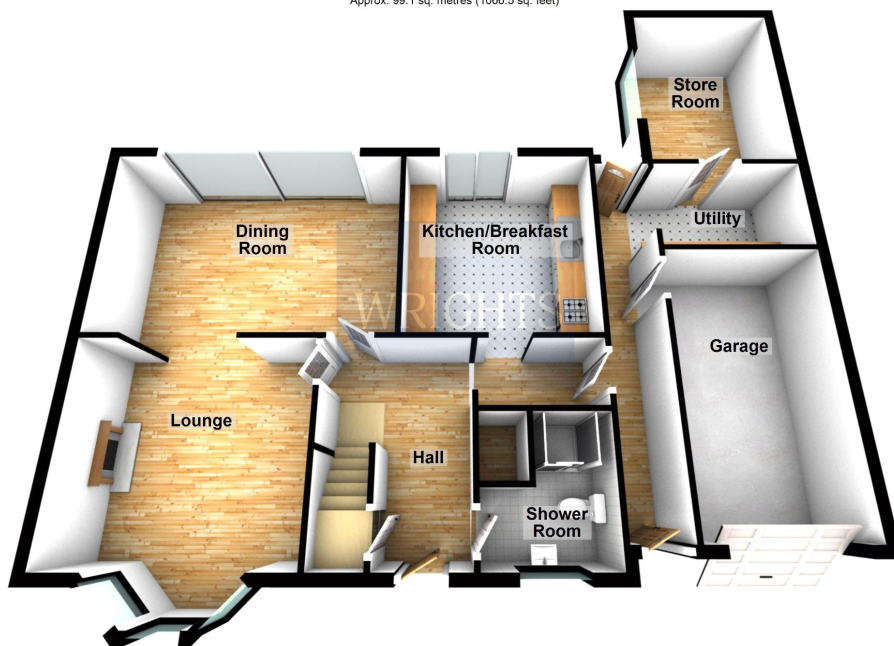
Parkway, WELWYN GARDEN CITY - continued...

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		82
(69 to 80)	C	70	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

FLOOR PLAN

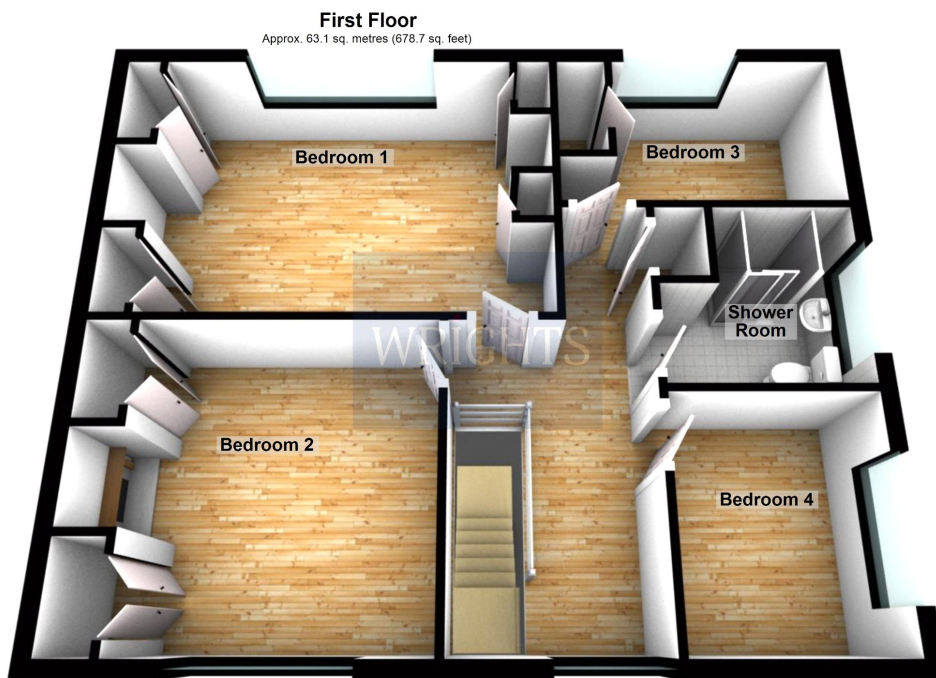
Ground Floor

Approx. 99.1 sq. metres (1066.5 sq. feet)



Total area: approx. 162.1 sq. metres (1745.2 sq. feet)

Parkway, WELWYN GARDEN CITY - continued...



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