



44 Lady Grove, WELWYN GARDEN CITY, Hertfordshire, AL7 4DU

- WELL EXTENDED RESIDENCE
- DETACHED GARAGE WITH DRIVEWAY FOR UP TO 5 CARS
- LARGE PLOT WITH PLANNING UNDER REVIEW FOR FURTHER EXTENSION
- SUPERB KITCHEN BREAKFAST ROOM
- 23 FT LIVING/ DINING ROOM
- CLOSE TO OPEN COUNTRYSIDE AND AMENITIES
- EASY COMMUTE TO THE MAINLINE STATION, A414 AND A1M



PROPERTY DESCRIPTION

Situated at the very heart of a popular tree lined residential location is this superbly presented and WELL EXTENDED three bedroom END TERRACE family home offering larger than average ground floor accommodation. The residence features a PURPOSE BUILT DETACHED GARAGE and a LARGE DRIVEWAY FOR UP TO 5 CARS. An enormous 23FT THROUGH LOUNGE/ DINER, UPGRADED KITCHEN and a W/C UTILITY ROOM. PROPOSED PLANNING CURRENTLY UNDERWAY FOR ADDITIONAL GROUND FLOOR EXPANSION (Awaiting approval). A joy to be in the presence of this charming home with so many more features than most in the area. Ideally located near to the A414 serving the A1M. A selection of renowned primary schools are within walking distance. Lady Grove is a quiet turning wit a short stroll to Hollybush shops and open Couttryside walks are on your doorstep. Easy commute, the town centre and mainline station are close by. A must view property to appreciate all the extra features and further potential.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE LOBBY

An airy entrance, staircase to the first floor.

LIVING/DINING ROOM

A perfect blend of a contemporary and classic. A calming room which offers spacious accommodation across 23 FT. There is a large dedicated dining area and a spacious sitting area. There is a large window to the front elevation.

KITCHEN BREAKFAST ROOM

Leading on perfectly from the living area, the kitchen has been upgraded and offers a wide range of white gloss wall and base units with under counter lighting. There is an island with breakfast bar and the worktops are finished in Quartz. The splash backs are also tiled. Window and door to the rear aspect.

UTILITY/WC

A great bonus to any home, plenty of space for a washing machine and dryer. Wall mounted boiler. W/c and wash hand basin. Door to the side driveway.

FIRST FLOOR

LANDING

Airing cupboard and loft access.

BEDROOM ONE

A great size bedroom which features two windows to the rear elevation and a large alcove which is ideal for fitted wardrobes.

BEDROOM TWO

A double bedroom with window to the front elevation.

BEDROOM THREE

Window to the side elevation, there is a bonus alcove providing a storage facility.

SHOWER ROOM

Traditionally a bathroom, the room has been adapted to create a walk in shower facility. Window to side for ventilation.

OUTSIDE

GARDEN

One of the widest plots in the street! There are three accesses to the front, large patio area with covered pergola, mostly laid to lawn and there is a large timber shed.

DETACHED GARAGE

A purpose built larger than average detached garage with up and over door and pedestrian door to the garden. There is power and lighting.

DRIVEWAY

A large driveway providing comfortable off street parking for 4-5 cars. The street offers unrestricted parking.

COUNCIL TAX BAND C

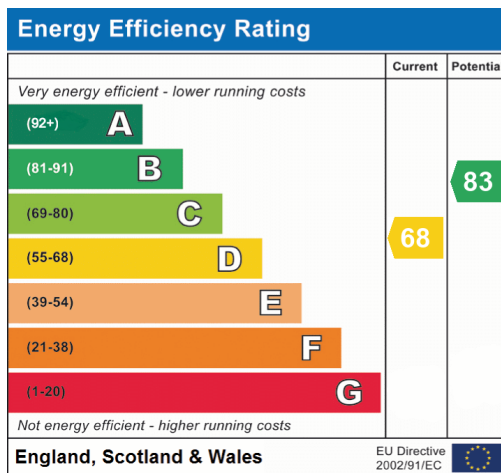
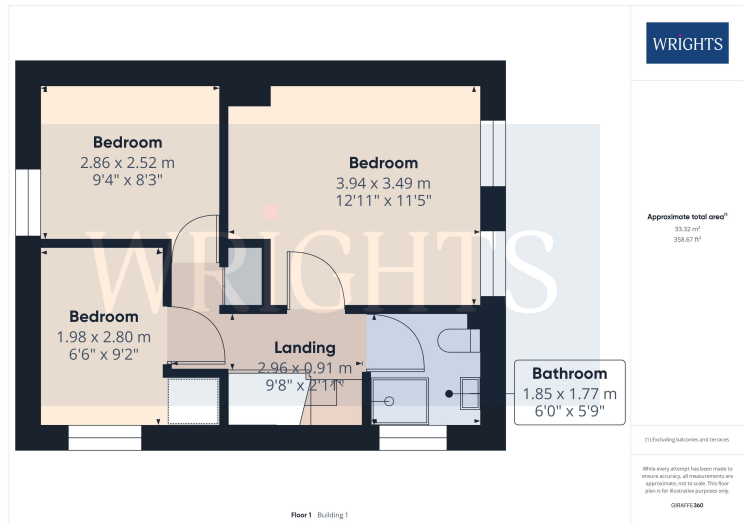
£1,941.47

ABOUT WELWYN GARDEN CITY

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. 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 the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.



FLOORPLAN & EPC



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