



57 Hall Grove, Welwyn Garden City, Hertfordshire, AL7 4PQ

- THREE GOOD SIZE BEDROOMS
- POTENTIAL TO EXTEND TO THE REAR (STPP)
- LARGE BLOCK PAVED DRIVEWAY
- FRINGE OF THE BEEHIVE CONSERVATION AREA
- CLOSE TO SHOPS AND GOOD SCHOOLING
- EASY COMMUTE AND CLOSE TO MAJOR ROAD LINKS
- SHORT DRIVE TO THE TOWN AND MAINLINE STATIONS
- PARKLAND WALKS CLOSE BY



PROPERTY DESCRIPTION

Nestled on the fringe of the sought-after BEEHIVE CONSERVATION area, this charming THREE-BEDROOM END TERRACE house boasts a LARGE DRIVEWAY. The property presents an excellent opportunity for reconfiguration and extension to provide additional living space to the rear, subject to the necessary planning consents. Well-maintained and inviting, it makes an ideal family home. Conveniently located near King George V playing fields, this residence is within walking distance of renowned primary schools. Hall Grove shops are just down the street, ensuring daily amenities are within easy reach. Commuting is a breeze, with the mainline station serving Kings Cross in under 30 minutes, and quick access to the A414 connects you to the A10 and A1M. With an Energy Rating of D, this property is a must-see to fully appreciate its potential as a lovely family home.



ROOM DESCRIPTIONS

WELCOME TO HALL GROVE

Introducing a charming 1950s Garden City family home brimming with potential. Nestled in the heart of a popular street with wide verges and lush green spaces, this residence is perfect for a growing family. The current owners have enhanced the driveway with modern grey block paving, providing convenient off-road parking for two cars. Inside, a welcoming hallway features a porthole window and a handy boot cupboard, setting a warm tone for the home. The kitchen and breakfast room are designed in an open-plan layout, yet each space retains its own dedicated area. This versatile kitchen overlooks the rear garden, offering an abundance of natural light and potential for reconfiguration.

Continued

The living room boasts a dual aspect view of the front and rear, allowing for delightful cross-ventilation. There's also the possibility to add French doors to the rear, as demonstrated by neighboring properties (subject to planning permission). Upstairs, you will find three generously sized bedrooms, along with a family bathroom and a separate WC. Additional storage cupboards provide ample space for your belongings. This home is a wonderful opportunity to create your ideal living space!

OUTSIDE

The rear garden is a great size and features a large timber decking area, mostly laid to lawn and there are enclosed boundaries. For convenience, there is a handy side gate.

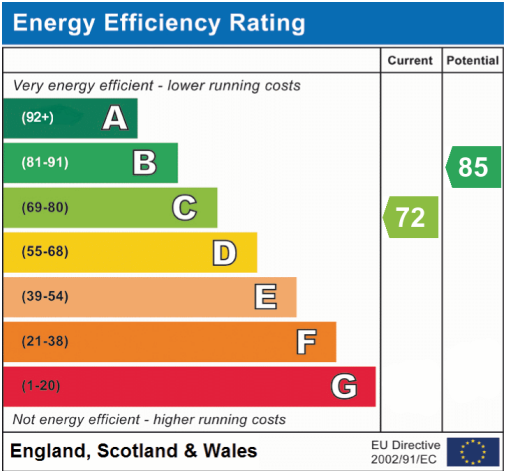
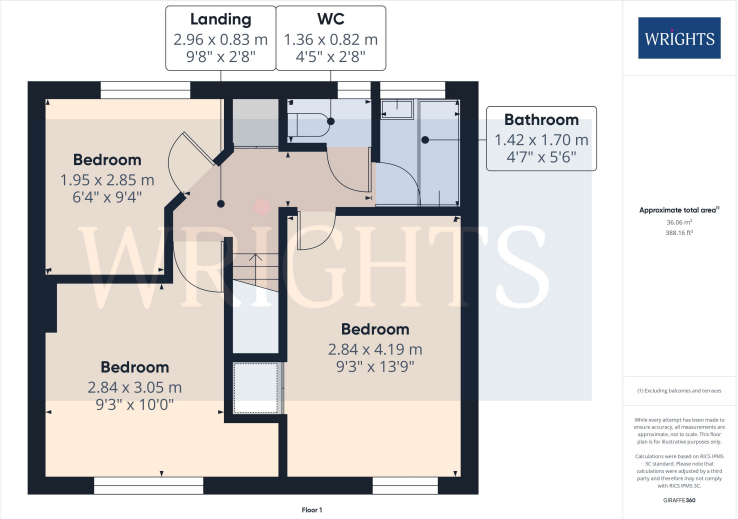
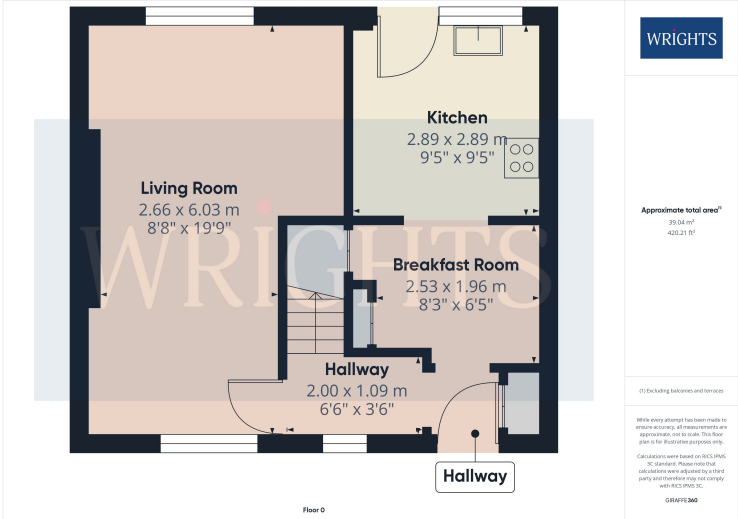
WHAT THE FAMILY SAY

COUNCIL TAX BAND C

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.





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