



14 The Links, Welwyn Garden City, Hertfordshire AL8 7DS

£1,150,000 - Freehold

**Property Summary**

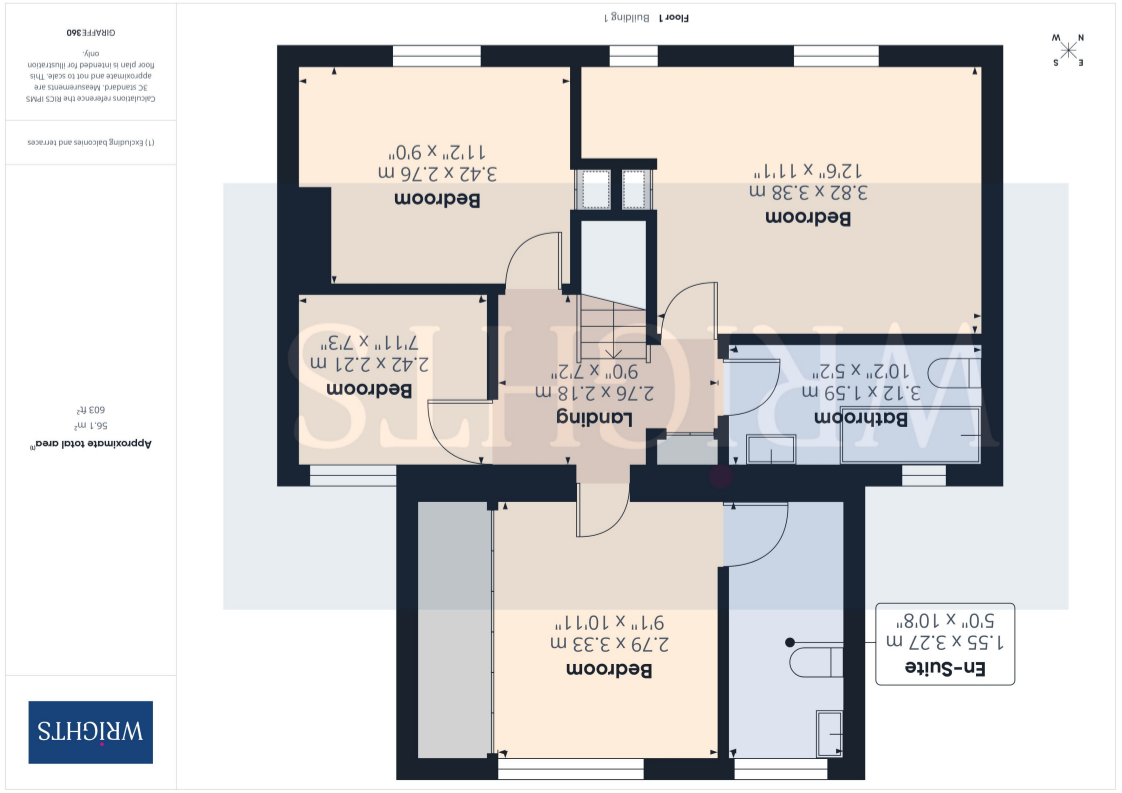
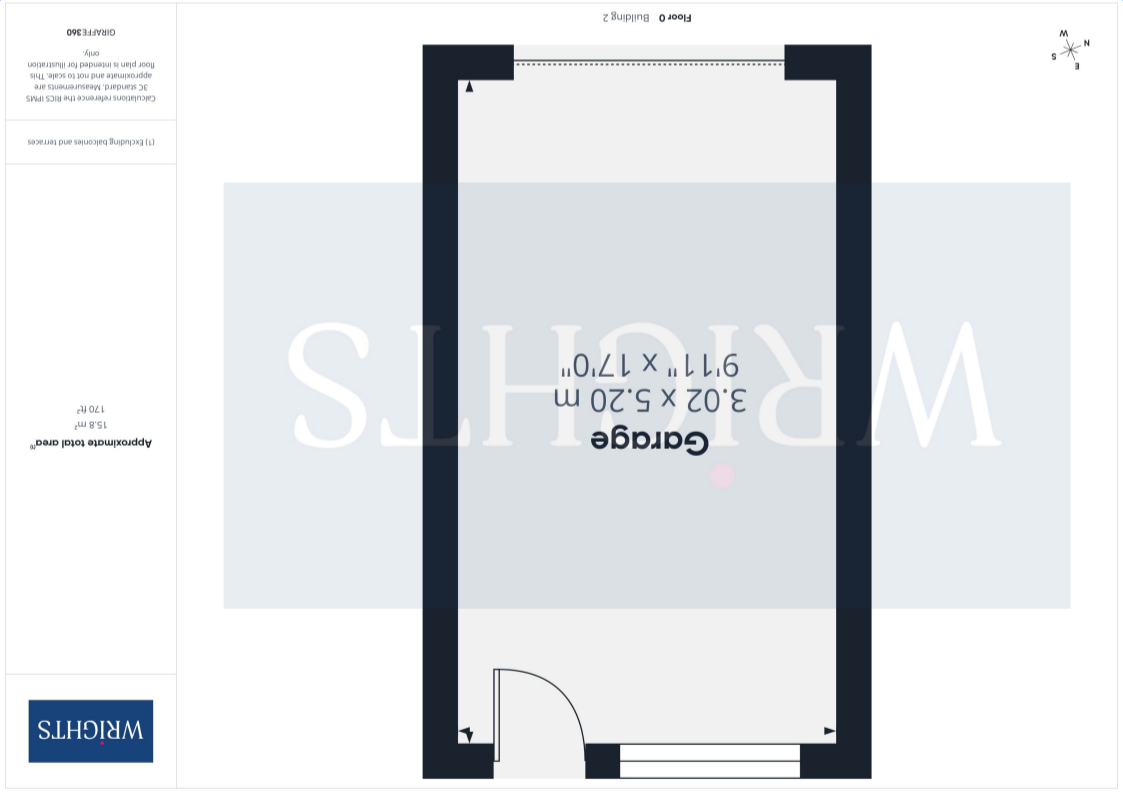
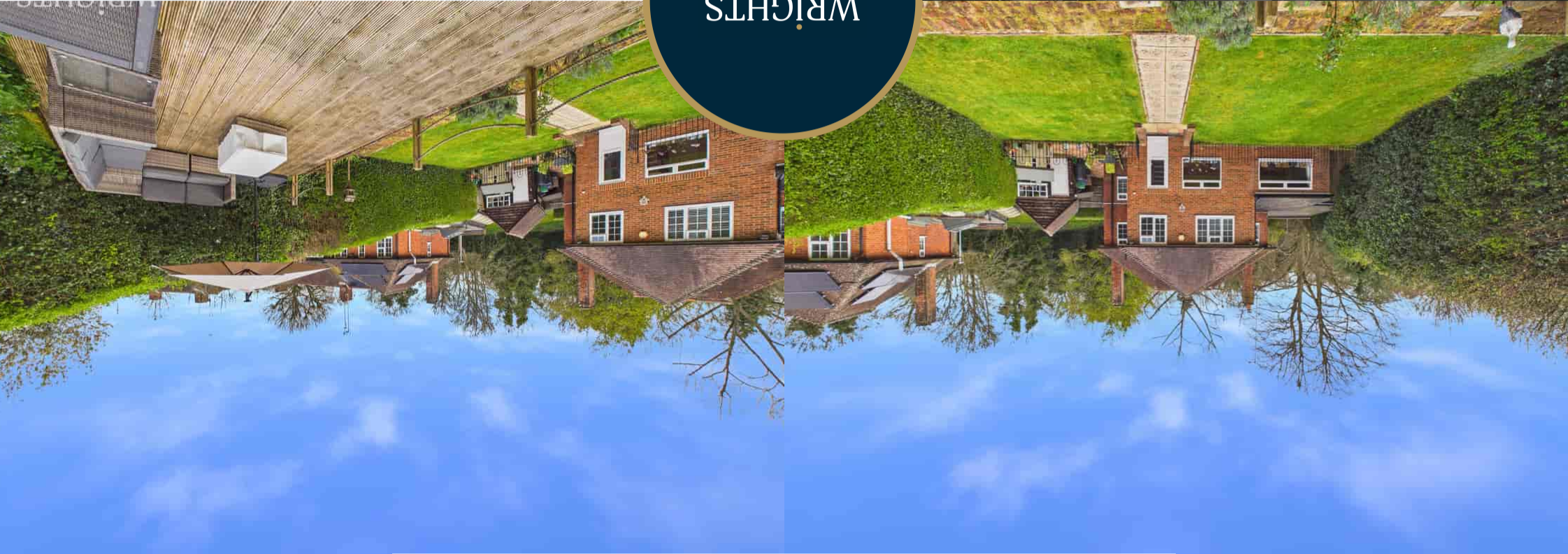
**\*\*CHAIN FREE\*\*** An exceptional West Side residence of enduring charm and distinction, The Links is a beautifully preserved four-bedroom 1930s detached family home, proudly held within the same family for over three decades. Thoughtfully extended across two storeys, the property has been carefully enhanced to complement its original character, resulting in a home that effortlessly balances period elegance with modern family living. Set behind a mature hedgerow, the approach immediately conveys a sense of privacy and prestige. A generous carriage driveway provides extensive off-road parking for multiple vehicles, in addition to a double garage and separate detached single garage features seldom found in homes of this style. Internally, the accommodation extends to over 1,400 sq ft and reveals far more than first impressions suggest. The home is rich in character, with well-proportioned rooms, abundant natural light, and a seamless flow that lends itself equally to refined entertaining and everyday living. Every element has been maintained with great care, preserving the warmth and authenticity that define this distinguished residence. Perfectly positioned on the fringe of the highly sought-after AL8 postcode, the property enjoys a rare duality within easy walking distance of the town centre's amenities, yet moments from some of Hertfordshire's most picturesque countryside and Welwyn Garden City Golf Club. This unique setting ensures a lifestyle that is both connected and tranquil. The home is ideally suited to families, with highly regarded schooling including Applecroft Primary and Stanborough Secondary within walking distance. Excellent transport links are also close at hand, with the mainline station offering swift access into London Kings Cross and Moorgate. Combining timeless character, generous proportions, and an enviable setting, The Links represents a rare opportunity to acquire one of the area's most distinguished homes, an address that truly stands apart within the postcode.

**Features**

- CHAIN FREE
- DOUBLE STOREY EXTENDED FOUR BEDROOM FAMILY RESIDENCE IN EXCESS OF 1400 SQ/FT
- DOUBLE GARAGE PLUS SINGLE DETACHED GARAGE IN ADDITION TO A LARGE CARRIAGE DRIVEWAY
- THREE RECEPTION ROOMS AND A LARGE UTILITY ROOM
- SOUTH EASTERLY FACING GARDEN
- EXCLUSIVE WEST SIDE AL8 DETACHED HOME
- FAMILY BATHROOM IN ADDITION TO TWO LARGE SHOWER ROOMS
- PRINCIPAL BEDROOM WITH REFURBISHED EN-SUITE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





## Room Descriptions

### A FEW WORDS FROM THE FAMILY

We've enjoyed living in this house since 1994. It has provided a warm family home where our children grew up and had the benefit of attending excellent schools within easy walking distance. The front area is spacious and has the advantage of a through driveway; the back is private and secure. We have very friendly neighbours and as the last house on the road, have grassy common ground to the south and across the road. It's time for us to downsize but we will miss living in this house and hope it is purchased by another family to enjoy it as we have.

### WELCOME TO THE LINKS

Take a leisurely stroll along the tree lined neighbourhood rich in nature and green space. This exclusive address overlooks a wooded scenery. Hidden behind a mature frontage, you will appreciate the imposing presence of this home with its double fronted façade that features two bay windows. Upon entering, the main hallway serves as a central hub, connecting the expansive accommodations of the house. Period features, including original joinery, are evident throughout. Off this hallway, you will find a shower room and a further lobby/ boot room for added practicality.

### THE EXTENDED GROUND FLOOR

The main living room is a bright and inviting space, featuring a front elevation with a large bay window allowing natural light to flood the area. This room features a wood burner for cosy winters evenings. a door provides a seamless connection between the living room and the dining area, creating a harmonious flow ideal for entertaining. The dining room offers views of the rear garden and is a great room for hosting family meals. Adjacent to this room is the thoughtfully upgraded kitchen breakfast room features an expansive range of wall and base units, making it a delightful space for casual dining, complete with the added convenience of a breakfast bar. There is also a utility room, equipped with a door to the rear elevation, making it an ideal entrance after a muddy walk. Finally, this floor also includes a reception room to the front also featuring a bay window, an ideal play room or second living room.

### HEAD ON UP

An airy and spacious landing complete with airing cupboard and loft access. The loft is expansive, ideal for storage and has been partially boarded. The principal bedroom is generously sized and offers a rear aspect view, complete with fitted wardrobes and the most stunning en-suite which has been recently upgraded to include a large walk in shower, a luxury room to relax. Bedroom two is also a double bedroom which features a front facing aspect and fitted wardrobes. There is a further double bedroom and the fourth bedroom is a large single room which enjoys a rear aspect. A well-appointed family bathroom serves this floor which has also been refurbished in recent years.

### TOUR THE GROUNDS

The rear garden features a south easterly facing aspect. Adorned with light throughout the day. There is a lower patio area next to the house. The steps lead up to a lawn area and there is a further level which enjoys all day sun. There are two side accesses for convenience and the detached garage features rear pedestrian access to the garden, this garage has power and plumbing. The double garage can park two modern cars and features a remote up and over door and power. The carriage driveway provides ample parking for a fleet of cars.

### ABOUT THE WEST SIDE

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.

### ADDITIONAL INFORMATION

The property includes a wired CCTV and alarm system.

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.

