

**FOR SALE**

£400,000 Freehold



WRIGHT

# 58 Rowans, Welwyn Garden City, Hertfordshire, AL7 1PD

- CHAIN FREE
- THREE GOOD SIZE BEDROOMS
- GROUND FLOOR W/C
- LARGE GARDEN AND DRIVEWAY
- QUIET STREET CLOSE TO HALDEN'S SHOPS
- DOWNSTAIRS W/C
- POTENTIAL FOR EXTENSION (STPP)



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\***Wrights are pleased to offer this attractive three-bedroom family home situated in the ever-popular Haldens district. The property further benefits from a driveway and a generously sized garden. Ideally located within walking distance of both Welwyn North and Welwyn Garden City stations, it provides excellent transport links for commuters to London and surrounding areas. Conveniently positioned just across the road are the Haldens shops, catering for all day-to-day needs. A range of well-regarded schools are also close by, making this an ideal choice for families. For lovers of the outdoors, the beautiful countryside walks of Tewin are nearby, offering scenic trails and open green spaces. This home is a must-see and presents a fantastic opportunity for first-time buyers and upsizers seeking a property full of potential within a thriving community.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

Large hallway with a convenient W/C.

#### LIVING/DINING AREA

A spacious room which provides great entertaining and social space with large window and patio doors facing the rear garden

#### KITCHEN

A galley kitchen with a wide range of wall and base units. Window to the front elevation and door leading out to a covered passageway.

### FIRST FLOOR

#### LANDING

Window to the front elevation

#### BEDROOM ONE

Good sized overlooking the garden

#### BEDROOM TWO

Overlooking the garden with large built in storage cupboards and airing cupboard

#### BEDROOM THREE

Window to the front elevation

#### OUTSIDE

#### REAR GARDEN

Large garden with mostly laid to lawn with two patio areas to enjoy. There is also side gated access. Large brick built storage shed.

#### FRONT GARDEN AND PARKING

Flower beds to the front of the property with driveway for one car and gate leading the the rear of the property. Rowans offers unrestricted street parking.

### COUNCIL TAX BAND D

£2,291.70

### ADDITIONAL INFORMATION

The property is being sold on behalf of a deceased estate via a corporate client and is subject to the Grant Of Probate.

All offers will be presented to MOVE WITH US and will be subject to qualification. Any buyer wishing to proceed are subject to an AML and source of funds check charge of £49 + VAT per person payable to MOVE WITH US.

### EPC to Follow

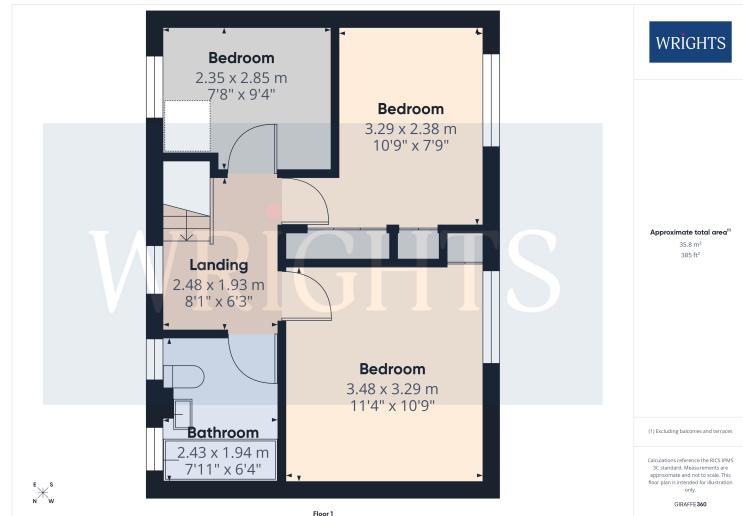
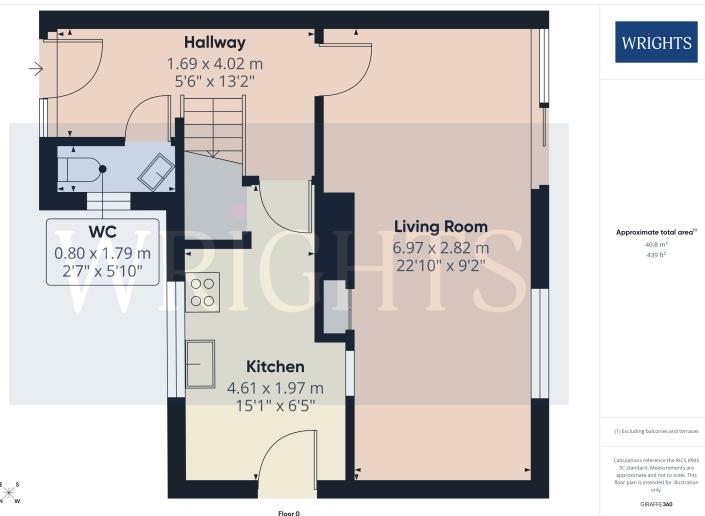
### ABOUT WELWYN GARDEN CITY

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.



## FLOORPLAN

WRIGHTS



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