



45 Great Dell, WELWYN GARDEN CITY, Hertfordshire, AL8 7HP

- LUXURY SHOWER ROOM AND BATHROOM
- IMPRESSIVELY EXTENDED WITH A DOUBLE STOREY SIDE AND SINGLE STOREY REAR
- FLEXIBLE ACCOMMODATION WITH A DOWNSTAIRS BEDROOM
- TASTEFULLY DECORATED AND MAINTAINED
- LANDSCAPED GARDEN WITH DETACHED HOME OFFICE/ GYM
- CATCHMENT FOR TEMPLEWOOD PRIMARY AND MONKS WALK SENIOR SCHOOLS
- WOODLAND WALKS
- A SHORT STROLL INTO TOWN AND THE MAINLINE STATION



PROPERTY DESCRIPTION

EXCLUSIVE FAMILY HOME AT THE HEART OF A HIGHLY REGARDED WEST SIDE STREET. Wrights are delighted to present this traditional Welwyn Garden City residence, ideally located in the highly regarded and sought-after Templewood area.

Having been heavily extended with a double storey side extension plus ground floor rear extension from its original 1950's footprint. With it's flexible accommodation, this charming home has been cherished by the current family and caters for a range of lifestyles with the benefit of a ground floor bedroom with shower room adjacent. Occupying a generous wide plot, the property offers a picturesque and serene setting, with expansive accommodation exceeding 1,000 sq/ft. This delightful home is packed with features that are seamlessly woven throughout, enhancing its character and appeal. Complemented by the landscaped garden and added convenience of a home office/ gym. The location grants easy access to the enchanting Sherrardspark Woods, which boasts 74 hectares of woodland waiting to be explored. Additionally, it's just a short, level walk to the town centre and mainline station, providing direct services to Kings Cross and Moorgate in under 30 minutes. Families will appreciate the exceptional schooling options in the area, including the renowned Templewood Primary and Monks Walk Senior School. This property is a must-see to fully appreciate its unique charm and potential.



ROOM DESCRIPTIONS

WELCOME TO GREAT DELL

Approach the property which is proudly positioned on a corner plot. Enter into the welcoming large 'L' shaped hallway, engineered wooden floors run throughout the ground floor. There is a large living room with a cosy sitting room at one end and ample space for table and chairs at the other which overlooks the front garden. This opens into the lovely bright and airy, integrated breakfast kitchen with cream gloss units, lots of food preparation area and a breakfast bar making this a real social/ family space. French doors open onto the decking where you can sit and dine. The ground floor also offers the most beautiful guest suite which can be used as a play room or second reception room with French doors that also lead out to the decking. Adjacent is a convenient luxury shower room complete with rainfall double shower, toilet and wash basin all inset a contemporary vanity unit concealing all pipework. This guest suite would be perfect for a teenager, elderly relative or visitors.

HEAD ON UP

Upstairs you are greeted with the landing which includes a loft access. Three good size stunning bedrooms, one of which is being used as a dressing room with built in wardrobes and another with a large storage cupboard. The family bathroom is a modern, clean and fresh white contemporary suite. A vanity unit conceals all pipework and provides useful storage, tiled walls and floors. There is a large loft access in the front bedroom with pull down ladder. The loft is a useable hobby space and there is a sky light window.

TOUR THE GROUNDS

Outside there are gardens to the front and rear. A generous enclosed rear garden, with two patio areas and a lawns with mature miniature planting in the raised box borders. There is a gated rear access and a purposed built home office/ gym with power and lighting. The parking is on street by way of residents and visitor permit. However there are opportunities to create off street parking as other residents have done to the rear garden subject to the usual planning consents.

WHAT THE FAMILY SAY

Tucked away in a peaceful and leafy corner of Welwyn Garden City, our beloved home has been the backdrop to so many wonderful chapters of our lives. From quiet mornings with coffee in the sunlit kitchen to lively evenings spent entertaining family and friends in the garden, every space here has been lived in and loved. The layout has always felt just right – offering both the open, sociable areas we've needed for hosting family gatherings, and the cosy, quiet corners for those slower family moments. The living spaces are bright and airy, with natural light pouring through the windows and garden views that change beautifully with the seasons. Whether it's barbecues in the summer, festive dinners in winter, or just relaxed Sunday afternoons, this house has adapted to it all.

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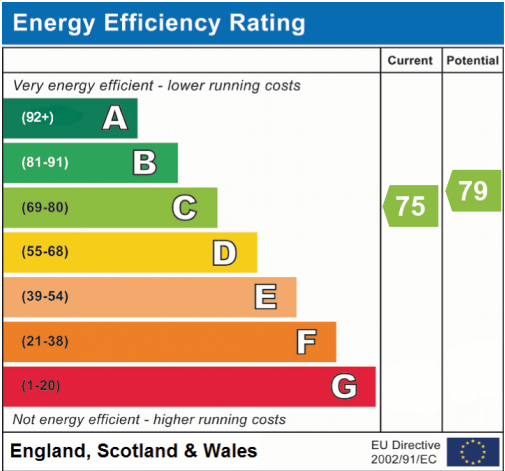
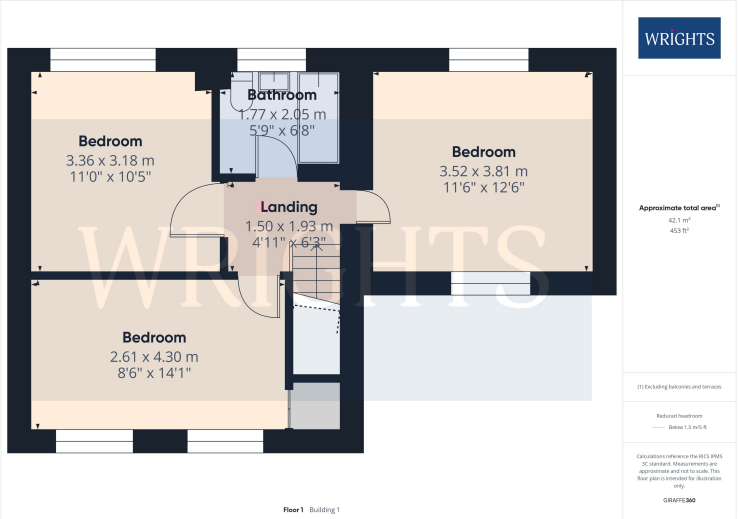
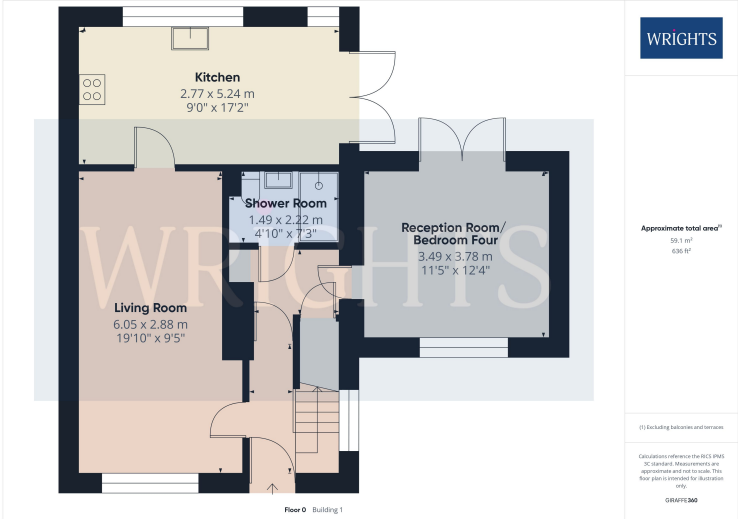
One of the things we've truly appreciated is how easily connected everything is. Just a 10-minute walk brings you to the vibrant heart of Welwyn Garden City, with its shops, restaurants, cafés, and train station – perfect for both day-to-day convenience and commuting. Yet despite being so close to town, the neighbourhood remains quiet, green, and calm – a rare balance that has made daily life incredibly easy. We've cherished the nearby green spaces too, especially Sherrardspark Wood and the local walking trails – perfect for dog walks, cycling, or simply enjoying some peace in nature. The local community is warm and welcoming, with excellent schools and everything a family needs close by. This house has been our sanctuary – a place where memories were made and milestones celebrated. It's hard to say goodbye, but we know it's ready to welcome its next chapter and new owners who will love it as much as we have."

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.



FLOORPLAN & EPC



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