



# 46 Guessens Road, Welwyn Garden City, Hertfordshire, AL8 6RH

- TOWN CENTRE AL8 WEST SIDE HOME
- IN NEED OF MODERNISATION- IDEAL PROJECT TO CREATE YOUR VERY OWN FINISH
- RESIDENTS PARKING (PERMIT)
- GROUND FLOOR W/C
- JUST YARDS FROM THE MAINLINE TRAIN AND BUS STATION
- CHAIN FREE SALE ENSURING A SWIFT AND EFFICIENT PURCHASE
- A BEAUTIFUL AND HIGHLY REGARDED TREE LINED STREET
- SET BACK FROM THE ROAD & OVERLOOKING A SMALL GREEN
- CATCHMENT FOR THE HIGHLY SOUGHTAFTER APPECROFT PRIMARY SCHOOL





## PROPERTY DESCRIPTION

**\*\*CHAIN FREE WEST SIDE FAMILY HOME AT THE HEART OF THE TOWN CENTRE\*\*** This well proportioned and much loved three bedroom terraced home is being introduced to the market for the first time in over two decades. Boasting superb accommodation and generous storage facilities, this flexible home awaits the next family. A blank canvass where neighbouring homes have moved internal walls to create open plan living, additionally the first floor could be reconfigured to suit different lifestyles. There is a peaceful garden to enjoy and residents permit parking making parking a breeze. Nestled back from the road and overlooking a small green space, Guessens Road is just off the renowned Parkway in the highly sought-after AL8 West side of Welwyn Garden City, this residence is perfectly positioned in the heart of the town centre. Located within the catchment area for the highly regarded Applecroft Primary School. A short stroll will take you to the mainline station, with direct services to Kings Cross in under 25 minutes. An internal viewing is highly recommended to appreciate the homes potential.





## ROOM DESCRIPTIONS

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### WELCOME TO GUESSENS ROAD

Approach the property which is positioned in a neatly tucked away nook overlooking a leafy green at the heart of the town centre. The ground floor is spacious and provides superb accommodation which could easily be adapted to create an open plan feel as neighbouring homes have achieved. There is a large kitchen/ dining room with a great range of shaker style units. This room overlooks the leafy frontage. The living room spans the rear of the house and features a large patio door out to the garden. A convenient hallway provides storage and a large alcove under the stairs. In addition, there is a handy w/c off this space.

### IN ADDITION

The first floor landing is an inviting space, the airing cupboard and loft access are located here. The principal bedroom features a rear facing aspect and two oversized storage cupboards. Similar homes have included an en-suite in this space. Bedroom two is a large double room and features a front facing aspect and a large built in wardrobe. The third bedroom is a great sized single room and also has a built in wardrobe. The family bathroom is spacious, offering a front facing aspect. Neighbouring homes have utilised the airing cupboard to create a shower and to increase the functionality of this space.

### OUTSIDE

The rear garden is neat and enclosed with timber fencing. There is a rear gate for added convenience. For al-fresco dining there is a patio and a small lawn to enjoy. The timber shed will remain. To the front, a small lockable storage cupboard can be found and there is a flower bed. Guessens Road offers residents permit parking by way of annual subscription. Visitor parking is also available.

### COUNCIL TAX BAND C

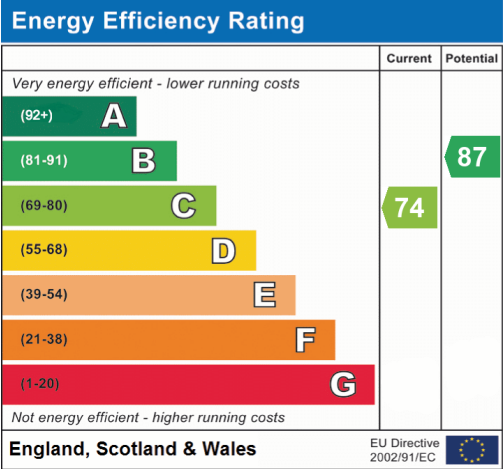
### ABOUT THE WEST SIDE

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 Sainsbury's on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



FLOORPLAN & EPC

WRIGHTS



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