



36 Woodland Rise, Welwyn Garden City, Hertfordshire AL8 7LF

£850,000 - Freehold

Property Summary

Wrights are delighted to present this traditional Welwyn Garden City Four Bedroom semi detached residence, ideally situated in the highly regarded and sought-after Sherrardspark area. Thoughtfully constructed in the 1950s, this charming home has been lovingly maintained by the family and features numerous upgrades and extensions to enhance its original design. Highlights include a bespoke kitchen, a utility room, comprehensive rewiring, and an en-suite bathroom in the principal bedroom. Occupying a spacious wide plot and a south facing aspect, the property offers a picturesque and serene setting with expansive accommodation that exceeds 1,600 sq ft. This delightful home is adorned with stylish period features that seamlessly blend throughout, adding to its character and charm. Ample off-street parking is available for your convenience. The location provides easy access to the enchanting Sherrardspark Woods, covering 74 hectares of woodland perfect for exploration. Additionally, it's just a short, level walk to the town center and mainline station, with direct services to Kings Cross and Moorgate in under 30 minutes. Families will appreciate the exceptional educational 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 design and tasteful upgrades. The homeowners have found their onward purchase, ensuring a complete chain position.

Features

- IMPRESSIVELY EXTENDED
- SUPERB GROUND FLOOR ACCOMMODATION
- BESPOKE KITCHEN AND UTILITY ROOM
- A SERENE SETTING SURROUNDED BY WOODLAND
- CATCHMENT FOR TEMPLEWOOD PRIMARY AND MONKS WALK SENIOR SCHOOLS
- COMPLETE ONWARD CHAIN WITH ONE LINK
- SOUTH FACING GARDEN
- IN EXCESS OF 1600 SQ/FT
- FOUR BEDROOMS & TWO BATHROOMS TO THE FIRST FLOOR

Room Descriptions

WELCOME TO WOODLAND RISE

As you approach this exclusive road, you'll be greeted by an inviting atmosphere, characterized by leafy, wide verges and a stunning woodland backdrop. The entrance hall welcomes you, creating a central focal point for the home. Here, you'll find the staircase leading to the first floor. The spacious living room features elegant parquet flooring, a wood burner offering a warm and inviting space for relaxation. An additional reception room provides versatile living options, overlooking the rear garden and enhancing the family-friendly layout. The inner lobby connects the reception areas to the kitchen, which boasts a convenient w/c for added practicality. The kitchen has been thoughtfully designed to a bespoke finish, featuring a generous array of painted shaker-style units, fitted appliances, and a striking mirror-fleck quartz worktop that completes the sophisticated look.

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An island provides additional workspace, while dual-aspect views of both the front and rear gardens are enhanced by bi-folding doors that lead out to the rear, flooding the space with natural light. The utility room serves as a practical space for household tasks and is frequently used as the main entrance for added convenience.

HEAD ON UP

A spacious landing greets you. The principal bedroom forms part of the extension, a calming room with the benefit of a spacious en-suite for convenience. Bedrooms two and three are large double rooms whilst the fourth bedroom is a single room. The family bathroom is also completed to a modern finish.

WANDER THE GROUNDS

The rear garden boasts a desirable south-facing aspect, fully enclosed by lush hedgerow boundaries, providing both privacy and a tranquil atmosphere. Primarily laid to lawn, the garden features a generous natural stone patio, creating the ideal setting for al fresco dining and outdoor entertaining The property benefits from a spacious front garden, also laid to lawn, along with a two-car driveway that makes parking effortless. Please note that there are parking restrictions on the street from Monday to Saturday, between 8 AM and 11 AM.

WHAT THE FAMILY SAY

This house has been the perfect home to raise our family with plenty of space, a good sized garden and lots of natural light. It is situated near excellent schools and a short walk to the town centre. The road itself is lovely and quiet and the woods are right on the doorstep for a beautiful, tranquil walk.

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.

