



2 Great Sampsons Field, Welwyn Garden City, Hertfordshire, AL7 1FW

- CHAIN FREE
- LARGE DETACHED FOUR BEDROOM FAMILY RESIDENCE
- QUIET CUL-DE-SAC
- CONVENIENT LOCATION BEING CLOSE TO AMENITIES AND RENOWNED SCHOOLING
- EASY COMMUTE TO THE MAINLINE STATION, A414 AND A1M
- DEDICATED STUDY
- LARGE OPEN PLAN KITCHEN LIVING AREA
- EN-SUITE TO THE PRINCIPAL BEDROOM
- GARAGE AND DRIVEWAY



PROPERTY DESCRIPTION

****CHAIN FREE**** This is a delightful opportunity to purchase this pretty DETACHED, four bedroom family residence tucked away at the very heart of a PRIVATE CUL-DE-SAC. Offering an abundance of accommodation with huge potential to create your own charming family home. Comprising TWO RECEPTION ROOMS, a large kitchen AND A BONUS UTILITY ROOM. Four great size rooms with bedroom one featuring an EN-SUITE. A great family and entertaining space with the open plan dining area leading out to a great size garden. The home features a PRIVATE DRIVEWAY and GARAGE. Countryside walks are only a stone's throw away. Conveniently located with great road links to the A1M and the A10. A wide offering of primary schools are within walking distance. The town centre is easily accessed from the close. The two local train stations are only 10 minutes' drive and serve Kings Cross in under 30 minutes. A must see property to appreciate the homes potential. Energy rating C.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

An inviting welcome into the home. Staircase to first floor.

LIVING ROOM

A sizable room that features a large bay window to the front elevation.

STUDY

Ideal for a home office or children's play room. Window to the front elevation.

KITCHEN/ DINING ROOM

The hub of the home! Spanning the width of the home with views and doors leading out to the rear garden. Sleek white high gloss units which incorporate fitted appliances to include; fridge/freezer, dishwasher, double eye level oven, inset hob and extractor. Tiled floor throughout this area which leads to the dedicated dining area with an orangery style roof.

UTILITY ROOM

Leading off the kitchen area. There is space for a washing machine and tumble dryer. Sink with drainer, the boiler is located in this room. Handy door leading out to the passageway.

W/C

Located off the hallway.

FIRST FLOOR

LANDING

All bedrooms lead off. There is an airing cupboard adjacent to bedroom one.

BEDROOM ONE

The principal bedroom which offers spacious accommodation. Large wall to wall wardrobes with mirrored sliding doors. Window to the front elevation.

EN-SUITE

A fully tiled shower room which includes a large corner shower, wash hand basin and low level w/c. for comfort there is a heated towel rail and mirror. For ventilation there is an extractor fan and window.

BEDROOM TWO

Two windows to the front aspect.

BEDROOM THREE

Views to the rear aspect.

BEDROOM FOUR

Views to the rear aspect.

FAMILY BATHROOM

Another fully tiled suite, this time featuring a bath with shower over, basin and low level w/c. There is a heated towel rail and large mirror for comfort and for ventilation there is an extractor fan and window.

OUTSIDE

REAR GARDEN

A fully enclosed garden with the benefit of no neighbours to the rear. A blank canvass to create your own garden. Side access to the front.

GARAGE

Up and over door, pedestrian door to the rear garden.

DRIVEWAY

Providing private parking for one car. There is unrestricted street parking also. Further parking could be created to the front garden area (subject to the usual planning consents).

COUNCIL TAX BAND E

£2699.52

ABOUT PANSHANGER

Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies. Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.



FLOORPLAN & EPC

WRIGHTS



WRIGHTS

Approximate total area*

89.25 m²
965.59 ft²

Reduced headroom

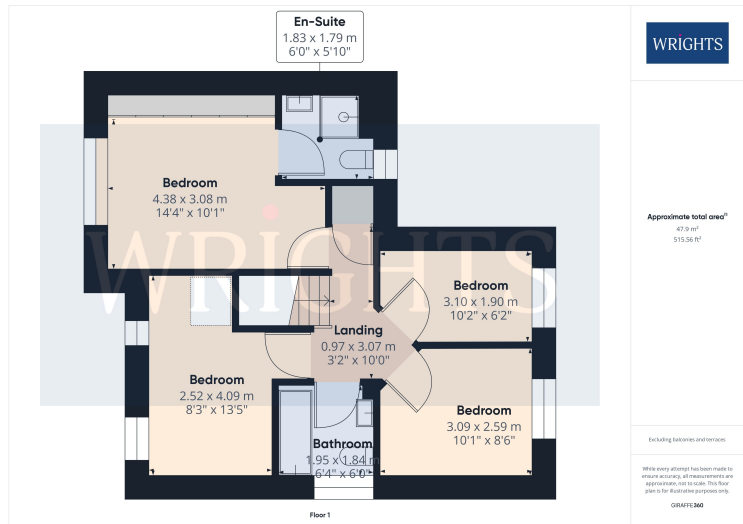
3.22 m²
3.44 ft²

Excluding balconies and terraces

(*) Reduced headroom (below 1.5m x 0.75m)

While every attempt has been made to ensure accuracy, all measurements are approximate and exclude the floor plan is for illustrative purposes only.

GRAPHISOFT



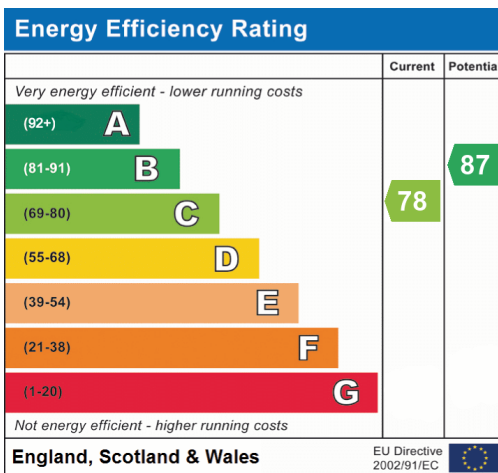
WRIGHTS

Approximate total area*

47.0 m²
515.56 ft²

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GRAPHISOFT



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