



3 Buddcroft, Welwyn Garden City, Hertfordshire, AL7 2AT

- CUL-DE-SAC POSITION
- GARAGE & DRIVEWAY
- LOVELY GARDEN
- 4 BEDROOM LINK TERRACE HOUSE
- FREEHOLD HOUSE
- DOWNSTAIRS CLOAKROOM
- CONVENIENT LOCATION AND AN EASY COMMUTE
- CLOSE TO SOUGHT AFTER SCHOOLS



PROPERTY DESCRIPTION

A well presented FOUR BEDROOM LINK TERRACED family home. Situated around the corner from the Moors Walk residential shops in a quiet CUL-DE-SAC. Featuring A GARAGE AND DRIVEWAY with access to the rear of the house. A great size rear garden. The property welcomes you with a downstairs cloakroom and a lovely through lounge which leads to a separate spacious dining room. Large glass sliding doors leading out onto the rear garden. Good standard kitchen with integrated gas hob and under counter oven. The garage provides plenty of space for a utility room and more. Upstairs you are welcomed by a generous landing, four generous bedrooms and family bathroom. Carpets have been recently upgraded. Panshanger Gold Club is close by and only 4 miles to the Historic town of Hertford, local country walks are a stones throw away Ofsted "good" primary schools are within walking distance and Ridgeway Academy is adjacent to the home. A short 20 minute walk will see you in the town centre and the mainline station. Energy rating D.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Leads through to downstairs cloakroom, living room and staircase to first floor.

W/C

Fully tiled with window to the front aspect, low level w/c and wash basin.

LIVING ROOM

Tastefully decorated with wooden laminated flooring throughout the room leading into the dining room. Features an electric heater. Large window to the front aspect.

DINING ROOM

lovely bright room with double glass sliding doors leading out onto the rear garden. Wooden laminate flooring throughout.

KITCHEN

Integrated gas hob and under counter oven with space for a fridge freezer. A range of wall and base units. Access to the side lobby.

FIRST FLOOR

BEDROOM ONE

Large double bedroom with built in cupboards.

BEDROOM TWO

Spacious double bedroom with added advantage with double aspect windows.

BEDROOM THREE

Good size double bedroom with built in cupboards. Window to the rear elevation.

BEDROOM FOUR

Good size bedroom with window to the front elevation.

FAMILY BATHROOM

Three piece bathroom suite with shower over bath. Fully tiled walls. Vanity basin with cupboards under.

OUTSIDE

REAR GARDEN

Terraced garden and partly paved patio. Large lawn area. A private view to the rear as the close backs onto a green space and the school.

FRONT GARDEN

Driveway and slate covered to the side, Garden City style hedge.

GARAGE

Access from side door and into the rear garden. Plenty of storage and space for utility area.

PARKING ARRANGEMENTS

A large driveway and the cul-de-sac offers unrestricted parking.

COUNCIL TAX BAND D

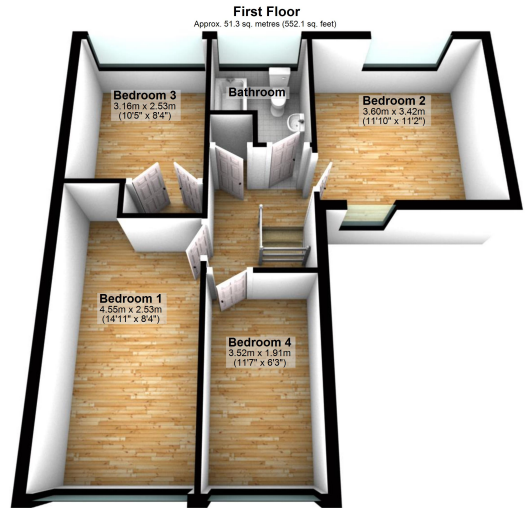
£2,184.15

ABOUTN WELWYN GARDEN 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Welwyn Garden City
36, Stonehills, Welwyn Garden City, AL8 6PD
01707 332211
wgc@wrightsof.com