



23 Lowerfield, WELWYN GARDEN CITY, Hertfordshire AL7 3JT

£425,000 - Freehold

Property Summary

VIEWING DAY SATURDAY 17TH JANUARY STRICTLY BY APPOINTMENT. A perfect blend of SPACE, STYLE, AND SERENITY in this beautifully presented family home, ideally situated near a sought after primary school. Offering THREE GENEROUS DOUBLE BEDROOMS, A LARGE DOWNSTAIRS STUDY/HOME OFFICE, and exceptional outdoor spaces, this property is designed for MODERN FAMILY LIVING. Set back from the road, the home enjoys access to a VERY LARGE, QUIET GREEN SPACE WITH PRISTINE LAWNS AND MATURE TREES – a rare feature that creates a peaceful, park-like setting. This shared green area offers a safe and beautiful environment for children to play or for relaxing outdoors, while enhancing privacy and providing a stunning outlook from every bedroom. A LARGE DRIVEWAY FRAMED BY LUSH LAURELS completes the impressive approach, offering ample parking and an elegant first impression. The property features upgraded windows and roof. Presented in pristine condition, this home combines thoughtful design with a welcoming atmosphere, making it ready for you to move straight in and enjoy.

Features

- BEAUTIFULLY MAINTAINED OFFERING A TURN KEY FINISH
- LARGE DRIVEWAY
- MANICURED FRONT AND REAR GARDENS
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS PLUS STUDY
- GENEROUS GREEN SPACE TO FRONT
- PLENTY OF STORAGE
- UPGRADED ROOF AND WINDOWS
- OVERLOOKING A LARGE GREEN
- CLOSE TO SOUGHT AFTER SCHOOLS

Room Descriptions

WELCOME TO LOWERFIELD

Step inside to find light filled rooms with considered light fittings, creating a warm and inviting ambience throughout.

The layout includes a spacious living room with a modern fire place, this leads neatly into a separate dining room with French Door access that leads to the garden, ideal for family gatherings and meals. There is a bright window which features a stunning rear aspect view of the garden. There is a convenient and generous study/ home office room which offers great flexibility for remote work or a hobby room. This space offers direct access to the front and rear gardens. Similar homes have created ground floor w/c facilities in this space.

HEAD ON UP

Ascend the cosy, carpeted staircase, and you'll be welcomed by the landing, which offers convenient loft access and airing cupboard. There are three double bedrooms each with pretty green spaces. There is the added benefit of a separate bathroom and w/c for convenience. Double- glazed windows throughout ensure comfort and energy efficiency. The principal bedroom, spacious and well-appointed, is located at the front of the house and includes plenty of storage space. Bedroom two also features a pleasant front-facing aspect, providing natural light and a tranquil view. Third bedroom overlooks the rear garden. The family bathroom has been fully tiled and is equipped with a window, spacious bath and a heated towel rail. Separate WC with a window for ventilation

TOUR THE GROUNDS

The rear garden is a true highlight a tranquil haven featuring:

- A CHERRY and APPLE TREES that burst into STUNNING BLOSSOM EACH SPRING
- ROSE BUSHES AND LOW MAINTENANCE FLOWERING SHRUBS
- CHARMING ARCHWAYS DRAPED WITH GRAPEVINES

This outdoor space offers both beauty and privacy, perfect for relaxing or hosting gatherings. The front provides a fully paved driveway for comfortable off street parking. Lowerfield offers unrestricted parking.

WHAT THE FAMILY SAY

ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	65
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC