



# 16 Little Ganett, Welwyn Garden City, Hertfordshire, AL7 3DG

- CHAIN FREE
- GARAGE AND DRIVEWAY
- POTENTIAL TO EXTEND TO THE REAR AND LOFT (STPP)
- LARGE REAR GARDEN
- OOZING WITH POTENTIAL AND IN NEED OF MODERNISATION
- THE LARGEST STYLE OF TWO BEDROOM HOME IN THE AREA
- SET BACK FROM THE ROAD & OVERLOOKING A SMALL GREEN





## PROPERTY DESCRIPTION

**\*\*CHAIN FREE\*\*** A fantastic opportunity to purchase this LARGER THAN AVERAGE END TERRACE TWO DOUBLE BEDROOM property which boasts masses of potential. This 1950's Garden City delight is oozes scope to create your own design. These properties are rarely available and similar properties have extended to the rear and even created additional bedrooms with en-suite to the lofts where dormers are permitted (subject to the usual planning consents). This property offers a DRIVEWAY AND GARAGE as well as a FRONT AND LARGE REAR GARDEN. Situated in this leafy area, the property is embraced by a community of retirees and families, making it a peaceful place to live. The ideal location offers immediate access to scenic parkland walks, various amenities, and renowned schooling, all within walking distance. For those commuting, the town centre and mainline station are only a short drive away, and major road links, including the A414 and A1M, are conveniently nearby. This rare gem truly needs to be viewed to be appreciated. Don't miss your chance to make this remarkable home your own!





## ROOM DESCRIPTIONS

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### WELCOME TO LITTLE GANETT

Park up on your private driveway and a whole host of potential awaits. To the front the property offers a large front garden which could lend itself for additional parking (stpp). The garage is also located to the front. A storm porch provides a handy covered entrance. Step into the main hall which is spacious. Off the hall is the living room which features a bay window to the front. The kitchen/ diner is positioned to the rear and overlooks the rear garden. Head on up, the landing benefits from a side window, airing cupboard and loft access. Both bedrooms are large doubles and neighbouring homes have extended the landing into the front bedroom to provide access up to a loft room with en-suite and dormer, similarly could be achieved (stpp). There is a bathroom to this floor with a w/c adjacent and could easily be incorporated into one large suite. Outside, there is a large rear garden, which features a brick built shed. For convenience, there is a passageway which leads out to the front.

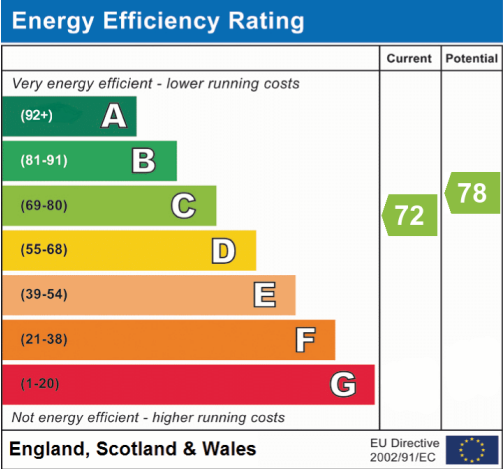
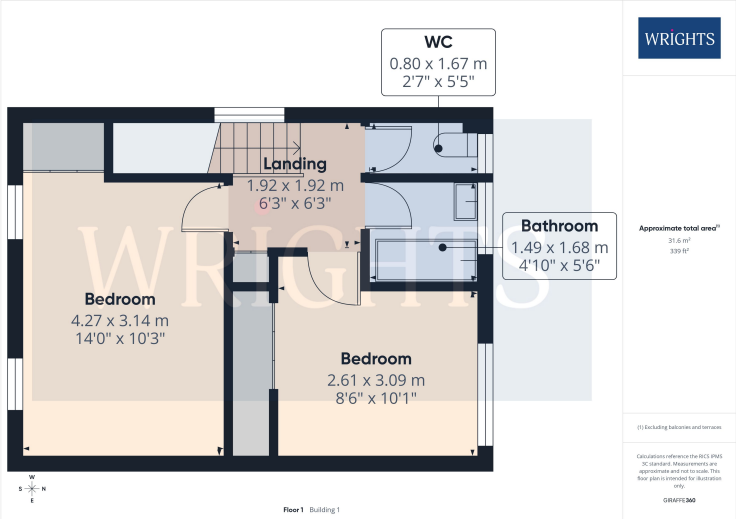
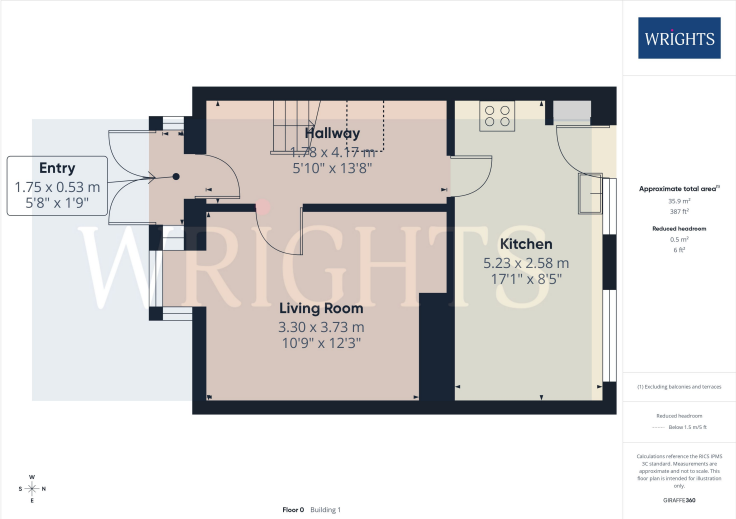
### ABOUT WELWYN GARDEN CITY

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.



FLOORPLAN & EPC

WRIGHTS



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