



## 4 The Beeches, Welwyn, Hertfordshire, AL6 9LE

- CHAIN FREE
- CONSTRUCTED BY RENOWNED LOCAL BUILDERS COURT HOMES
- DOUBLE GARAGE
- HUGE POTENTIAL TO EXTEND (STPP)
- FOUR BEDROOMS
- A SHORT WALK FROM ST MARYS PRIMARY SCHOOL
- WALKING DISTANCE TO THE VILLAGE HIGH STREET
- EASY COMMUTE, CLOSE TO THE A1M AND WELWYN NORTH MAINLINE STATION



## PROPERTY DESCRIPTION

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A charming, DETACHED FOUR BEDROOM family residence neatly tucked away in a small nook of just four detached homes. Constructed in the 1980's by the highly regarded local developer Court Homes. Wrights are delighted to bring to the market for the first time this well loved home in the picturesque Welwyn Village. Sitting on an elevated position, the property is in the corner of the private close. Offering four good sized bedrooms, large living areas and huge potential to extend to the rear (stpp) or to enhance the large and private outdoor living space. The home benefits from a RECENTLY INSTALLED COMBI BOILER, a large DOUBLE GARAGE with additional residents private parking. Conveniently located, the property falls within the catchment of the renowned primary school Welwyn St Marys. For commuters, the A1M and Welwyn North mainline station are within easy reach. Welwyn Garden City is a short drive away. The village High Street is ideal for local shopping and has a wide choice of pubs and restaurants. This is a must view property with the added benefit of being sold CHAIN FREE.



# ROOM DESCRIPTIONS

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## GROUND FLOOR

### PORCH

Extended to the front to create a large welcoming space with a practical terracotta tiled floor. An ideal space to keep your coats and shoes, or to quietly enjoy the morning sunshine.

### HALLWAY / RECEPTION

Larger than average, the reception area could be an ideal study/home office area or a children's play area. Staircase leading to the first floor. Window to front elevation.

### LIVING / DINING ROOM

A great size room with a large window looking out to the front garden and large patio doors out to the garden at the rear. Gas fire.

### KITCHEN

A range of wall and base units. Window to the rear garden and door leading to the side passageway.

### W/C

Low level w/c and wash hand basin. Obscure glass window for ventilation.

## SECOND FLOOR

### LANDING

A split level stairway leads to a large gallery style landing which features a window to the side elevation, airing cupboard and loft access.

### BEDROOM ONE

Window to the front elevation, fitted wardrobes which will remain.

### BEDROOM TWO

Window to the rear elevation. Storage cupboard.

### BEDROOM THREE

Window to the front elevation.

### BEDROOM FOUR

Window to the rear elevation.

### BATHROOM

Originally a bathroom, this room has been adapted to create a double shower cubicle. Low level w/c, pedestal sink and a chrome heated towel rail for comfort. Obscure glass window to the rear elevation.

## OUTSIDE

### FRONT GARDEN

Open format with shrubs. Largely paved and with brick built raised bed at the side.

### SIDE ACCESS

Wide gated access to the rear garden. Paved with brick built raised bed to one side.

### REAR GARDEN

Patio area to the immediate rear with wooden pergola. A wide and private westerly facing garden with two brick built raised beds. There is a timber shed and further gated access to the other side of the property.

### GARAGE

Large double garage, accessed via the automated electric 'up and over' door. Pedestrian door access. Power and light.

### PARKING ARRANGEMENTS

In addition to the garages for each of the four properties, there are ample shared parking facilities on the driveway to the front.

### COUNCIL TAX BAND F

£3,154.89

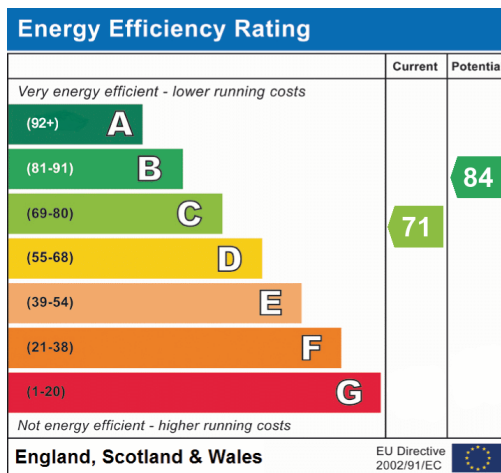
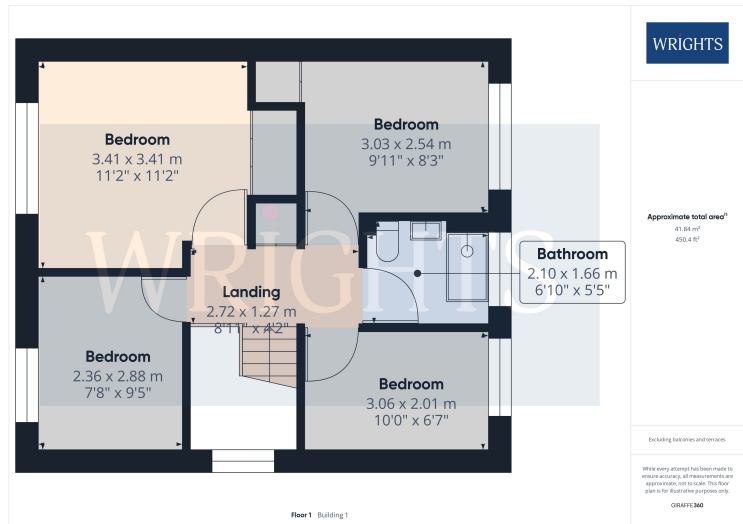
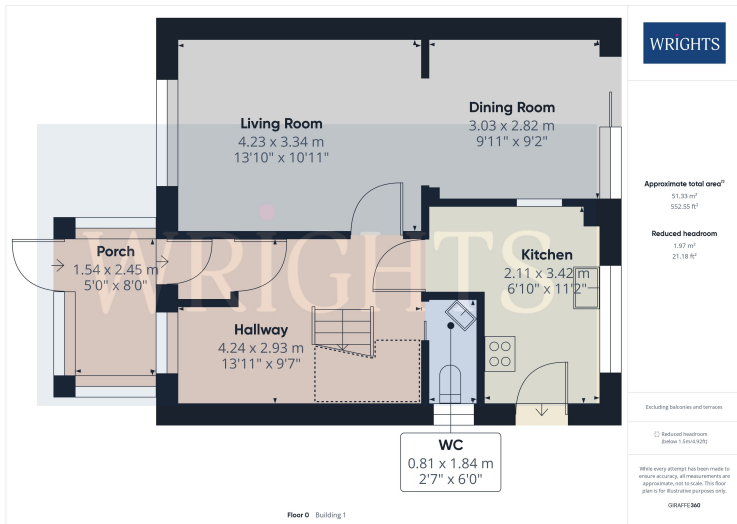
### ABOUT WELYWN VILLAGE

Welwyn lies 25 miles North of London on the route of the original Great North Road, and has the River Mimram crossing at the South end. So it is not confused with Welwyn Garden City, a large modern town close by, it is often referred to as "Old Welwyn". The centre of the village retains an old charm reminiscent of its coaching heyday and includes many historical and architecturally interesting buildings. It is dominated by the Parish Church of St. Marys, which sits at the junction of the High Street and Church Street. These streets are lined with a selection of general and specialist shops, including a Tesco Express, a good choice of pubs and restaurants, a doctors and dentists surgeries, which all give the village a busy, vibrant feel and growing café culture. In particular there is the popular 5\* rated restaurant/pub, The Wellington, two fabulous Italian restaurants, and a choice of five other pubs! The edge of the village has allotments and large playing fields. Very nearby to the property, in London Road, are both Tenterfield Nursery and St Mary's COE Primary School. Both of these schools are currently rated by Ofsted as 'Outstanding'.



# FLOORPLAN & EPC

WRIGHTS



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