



77 Great Dell, Welwyn Garden City, Hertfordshire, AL8 7HP

- PRIME WEST SIDE AL8 LOCATION
- BACKING ONTO PARKLAND AND WOODLAND WALKS
- ELEVATED POSITION
- CLOSE BY TO LOCAL AMENITIES & SCHOOLS
- LARGE WEST FACING REAR GARDEN
- UPGRADED WINDOWS AND FRONT DOOR



PROPERTY DESCRIPTION

Welcome to Great Dell, a charming end terrace family home positioned on an elevated position off Knightsfield. This 1950's home backs onto picturesque woodland situated in the sought-after Knightsfield area, just a stone's throw from Monks Walk Senior School. Great Dell has been lovingly cared for over the years boasting three great sized bedrooms upstairs with separate bathroom and W/C. The ground floor offers a spacious kitchen dining area with dual aspect lounge to the side with addition of a conservatory. Perfectly positioned, take pleasant walks through Sherrards Woods to get to town. Shoplands shops are nearby for your daily needs. Commuters will find the A1M easily accessible, and bus services on Knightsfield are frequent. Highly-regarded schools like Homerswood and Harwood Hill are also within easy walking distance. Energy Rating: E



ROOM DESCRIPTIONS

WELCOME TO GREAT DELL

As you approach Great Dell you are surrounded by beautiful woodland walks and parkland providing the opportunity to enjoy your surroundings. positions on a elevated level Great Dell is set back behind a private front garden to welcome you into the property. Enter into the hall way, the ground floor benefits from a generous kitchen/dining area featuring a variety of storage solutions with views into the landscaped rear garden. To the side you then enter into the great sized lounge with open fireplace with the addition of the conservatory at the rear to create more entertaining space with door conveniently at the side for you to step into the patio area with picturesque views of the garden that has been well cared for over the years and gate at the back for you to enjoy long walks into the woodland area behind.

HEAD ON UP

The landing serves as a central hub, providing easy access to all the rooms."Bedrooms one and two are generously sized doubles, both offering views to the front. The third bedroom is also a good size, accommodating a small double bed, and overlooks the rear. The family bathroom and w/c are conveniently separate."

TOUR THE GROUNDS

Great Dell offers a large rear landscaped garden with mostly laid to lawn. The home owners have created a large patio area to enjoy the outside space and there is a handy gate which leads out to to the woodland. There are green spaces to enjoy to the front of the property as well as the surrounding street. For convenience, Great Dell offers unrestricted street parking.

COUNCIL TAX BAND D

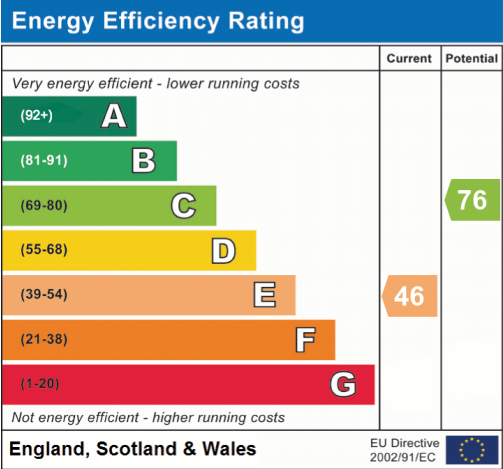
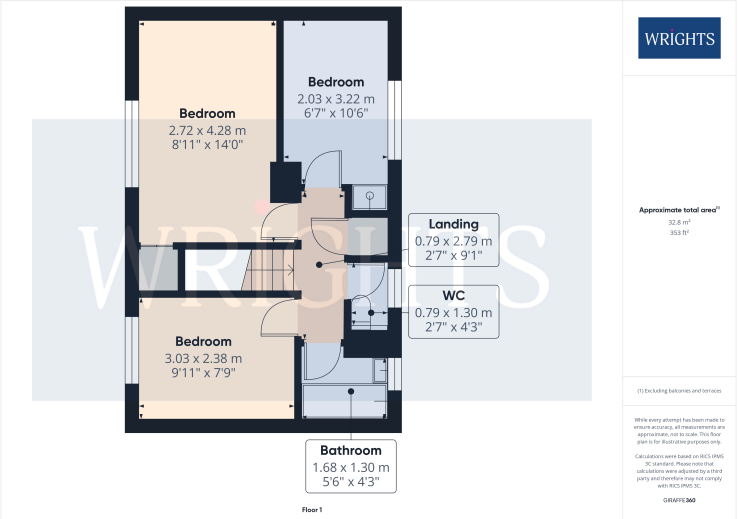
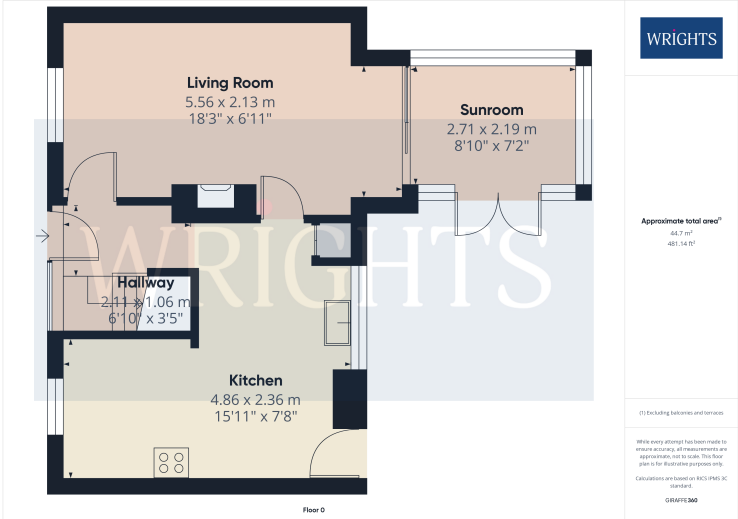
ABOUT THE WEST SIDE

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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