

FOR SALE

Offers Over £425,000 Freehold



# 14 Runsley, Welwyn Garden City, Hertfordshire, AL7 1NJ

- CHAIN FREE
- GARAGE & LARGE DRIVEWAY
- TWO STOREY EXTENDED
- IN NEED OF MODERNISATION
- POPULAR RESIDENTIAL LOCATION
- HUGE POTENTIAL
- EASY COMMUTE
- FOUR DOUBLE BEDROOMS
- DETACHED RESIDENCE
- STRICTLY PROCEEDABLE BUYERS ONLY WITH FIXED TERMS OF SALE

WRIGHTS

**Wrights of W G C**  
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## PROPERTY DESCRIPTION

**\*\*CHAIN FREE\*\*** VIEWING DAY SATURDAY 22ND NOVEMBER STRICTLY BY APPOINTMENT, PROCEEDABLE BUYERS ONLY. To be sold as seen with strict terms of a 28 day exchange of contracts from receipt of draft contracts. Boasting masses of potential, this 1950's FOUR DOUBLE BEDROOM DETACHED home, ideally situated in the sought-after Haldens District of Welwyn Garden City. While the property requires TOTAL MODERNISATION, it boasts incredible potential and has already been enhanced with a DOUBLE STOREY EXTENSION to the side. Set on a generous END PLOT, this residence offers ample opportunities for further development (subject to the usual planning consents). The property is enveloped by charming front and rear gardens and features a spacious driveway that provides plenty of parking, along with the added attraction of a LARGE GARAGE and driveway. This home presents tremendous scope for those looking to add their own creative touch, making it a must-see to truly appreciate the potential and expansive plot. Haldens is a highly regarded area, offering a variety of local shops and access to excellent schooling options. Commuting is effortless, with major road links like the A1M nearby, and both Welwyn Garden City and Welwyn North stations within easy reach. Enjoy the beauty of open countryside walks right on your doorstep.





## ROOM DESCRIPTIONS

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### TERMS OF SALE

The conditions of sale are a strict 28 day exchange of contracts from receipt of draft contracts with completion within 7 working days thereafter. The Property is sold as seen. The Seller has not carried out any tests on any apparatus, heating, or electrical systems within the Property, nor on any other services, fixtures, or fittings. No guarantees, representations, or warranties, either express or implied, as to the condition, working order, or fitness for purpose of any such systems, services, or apparatus are given or will be provided by the Seller. The Buyer is deemed to rely entirely on their own inspection and survey of the Property.

### ENTER THE RESIDENCE

As you enter, the lobby area provides convenient access to the first floor. To the side, a door opens into the generously sized living room, which features a large window that captures natural light from the front elevation. At the rear of the property, you'll find an impressive Kitchen/Living/Dining area, a truly fantastic space designed for both family living and entertaining. This inviting area boasts a sunny aspect with a window and patio doors that lead seamlessly into the rear garden, perfect for those warm days and gatherings. Additionally, a practical covered side passageway offers access to a utility room and a brick-built storage room, enhancing the functionality of this charming home.

### HEAD ON UP

The half landing offers practical convenience with a well-appointed bathroom and a separate W/C. The principal bedroom is spacious and unique, extending over the garage below, and features a desirable dual aspect that fills the room with natural light from both the front and rear. Bedrooms two and three are generously over sized, providing ample space for relaxation or study, while the fourth bedroom also comfortably accommodates a double bed, making it versatile for family or guests.

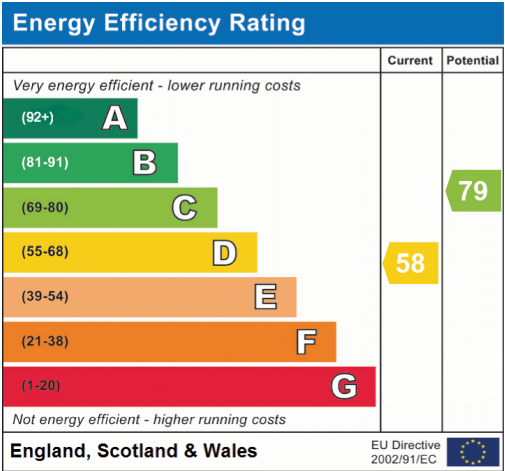
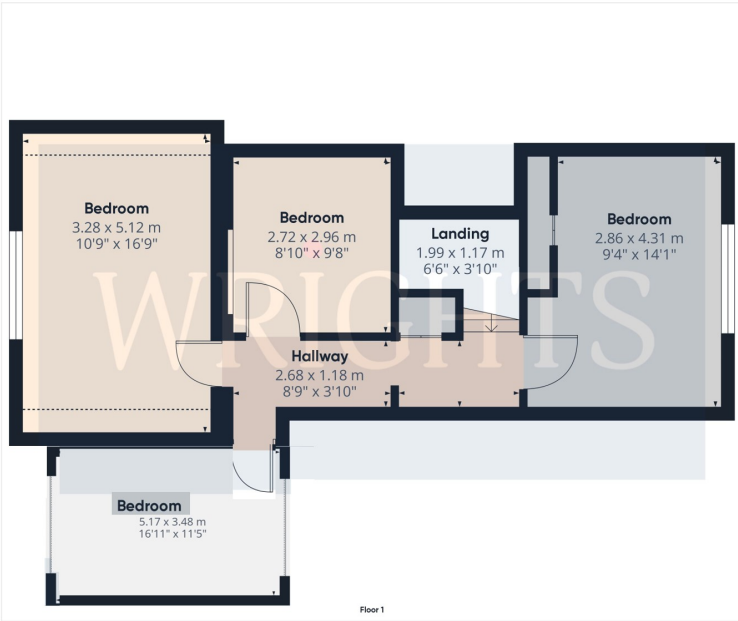
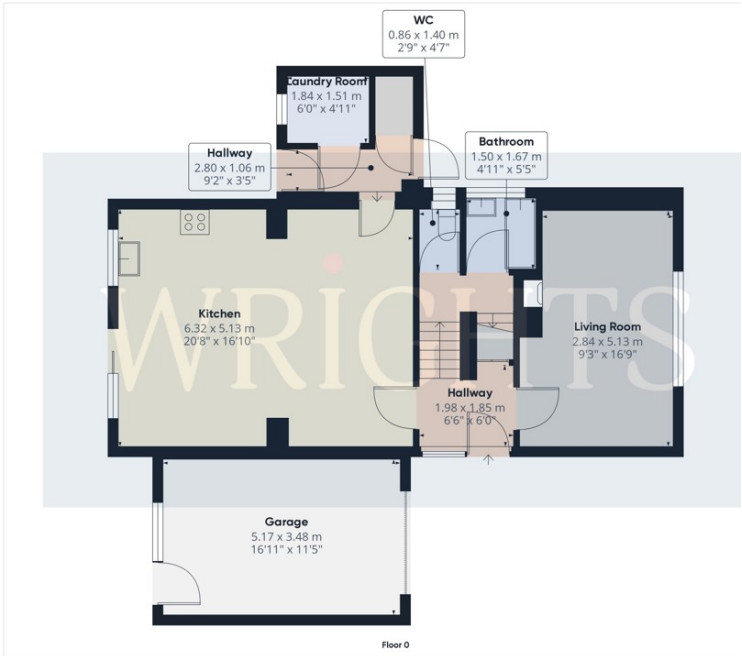
### TOUR THE GROUNDS

The expansive rear garden is a wonderful space, predominantly laid to lush lawn, complemented by gravel areas and flower beds, creating a versatile outdoor retreat. Easy access is available through the handy side passage, which leads to a covered walkway. The garage features a convenient pedestrian door for quick access, and inside, you'll find power and lighting, making this purpose-built space larger than average and ideal for various uses. The front garden, primarily laid to lawn and includes a spacious private driveway for ample off-street parking. For added convenience, the street offers unrestricted parking, ensuring guests have an easy time visiting.

### 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.





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