



3 Hobbs Hill, Welwyn, Hertfordshire, AL6 9DY

- WALKING DISTANCE TO VILLAGE CENTRE
- THREE BEDROOMS
- FULL OF CHARM
- LOVELY CHARACTER PROPERTY
- RANGE COOKER
- FREEHOLD
- COMPLETE ONWARD CHAIN WITH ONE LINK



PROPERTY DESCRIPTION

****COMPLETE UPPER CHAIN WITH ONE LINK**** A lovely presented home with plenty of character dating back to 1860. This three bedroom SEMI DETACHED cottage is set in the heart of Welwyn village which is within walking distance. Featuring so many period characteristics. Downstairs you are welcomed by two main rooms which are the large kitchen diner and living room set to the back of the cottage. Downstairs also boasts a cloakroom and pantry off the entrance porch. Upstairs you are presented with the tastefully decorated three bedrooms and the family bathroom. This property is nestled away in a private location. The external of the property offers a paved patio and barbecue area out in front of the front door and to the side laid to grass. the property also has a raised terraced garden with steps leading up. Positioned at the very heart of the gorgeous Welwyn Village with plenty of restaurants, pubs and renowned schooling all within walking distance. Welwyn North and Garden City mainline stations are just a short drive. There is a shared pathway which leads to two neighboring cottages. A must to view to appreciate what this property has to offer. Energy Rating E.



ROOM DESCRIPTIONS

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Entrance porch offer the downstairs cloakroom and large pantry.

DOWNSTAIRS CLOAKROOM

Cloakroom houses the boiler and has a wash basin and w/c.

KITCHEN DINER

The best room in the house with terracotta tiles on the floor and features a lovely range cooker with splash back tiles and extractor fan. Space for fridge freezer. Lovely wooden work surfaces.

LIVING ROOM

Spacious with wooden floors through out and features a fireplace with a wooden mantle above.

FIRST FLOOR

BEDROOM ONE

Large double bedroom with built in cupboards.

BEDROOM TWO

Spacious double bedroom.

BEDROOM THREE

FAMILY BATHROOM

Large family three piece suite with wash basin, w/c and bath with shower over. Wooden flooring.

OUTSIDE

GARDEN

Lovely outside paved patio leading to the front door and garden to the side of the property. The property also has a raised terraced portion of the garden with stairs leading up.

COUNCIL TAX BAND E

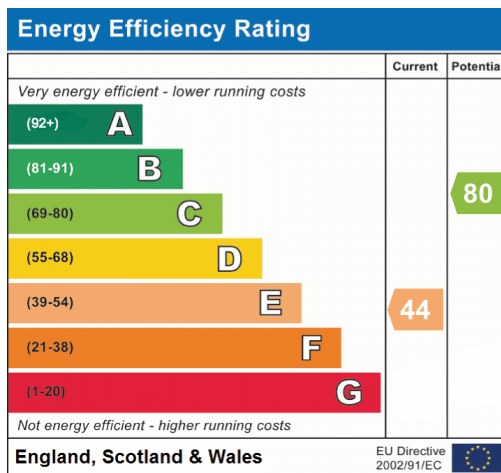
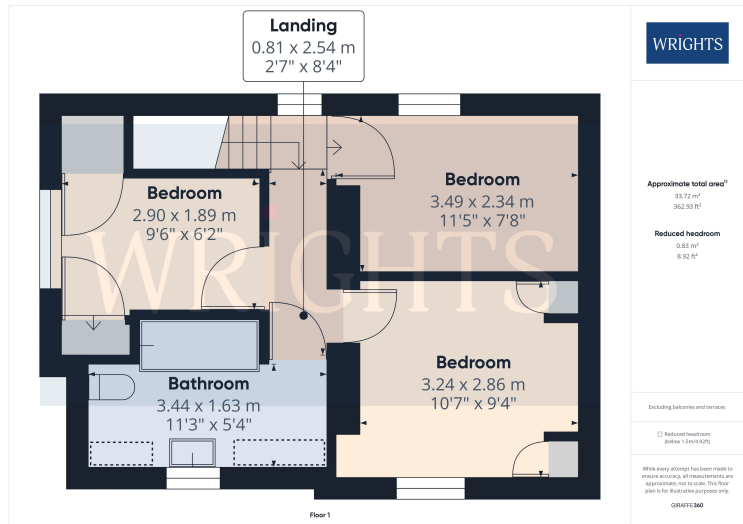
£2,699.52

ABOUT WELWYN 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, a fabulous Italian restaurant, and a choice of pubs! The edge of the village has allotments and large playing fields.



FLOORPLAN & EPC



Welwyn Garden City
36, Stonehills, Welwyn Garden City, AL8 6PD
01707 332211
wgc@wrightsof.com