



21 Pippens, Welwyn Garden City, Hertfordshire AL8 7AB

£400,000 - Freehold

Property Summary

\* COMPLETED CHAIN WITH ONE LINK \* Nestled in a delightful location, this completely refurbished two-bedroom terraced house with a converted loft represents an ideal starter home or a perfect option for downsizers. Tastefully decorated throughout. This home has a front and side door to the kitchen giving the property two access points from the front of the property. One of the standout features of this home is the bifold doors that open from the dining area onto a beautifully tiled patio, perfect for outdoor living and alfresco dining. The cleverly converted half-loft space serves as a charming children's play area, adding to the home's functionality. Bright and airy through flow from the lounge dining area to the kitchen. The modern kitchen is equipped with a gas range cooker, catering to culinary enthusiasts, while the landscaped rear garden offers a peaceful retreat. The front entrance overlooks a picturesque green, enhancing the property's appeal. Walking distance to Welwyn North station. About a 20 minute walk to the town centre with the Mainline station serving Kings Cross in less than 30 minutes. Energy rating TBC. This is a must to view to appreciate the delights of this great home.

Features

- CUL DE SAC LOCATION
- QUIET AREA
- LOVELY OUTSIDE GREEN
- FREEHOLD
- FULLY RENOVATED TO A HIGH STANDARD
- COMPLETED CHAIN WITH ONE LINK
- CONVERTED LOFT
- CATCHMENT AREA FOR HARWOOD HILL JMI
- WALKING DISTANCE TO WELWYN NORTH AND GARDEN CITY STATION

Room Descriptions

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Generous entrance hall leading into the property.

KITCHEN

Refurbished kitchen with a gas range cooker. Kitchen has a front access door and back door leading out to the rear garden. A unique feature to this kitchen. Tumble dryer is tucked neatly away in a cupboard. Mood lighting and large windows looking out onto the garden. Integrated dishwasher.

DINING AREA

Lovely dining area with bifold doors opening out onto the tiled patio.

LIVING AREA

Spacious living area allowing plenty of space for couches and chairs. A working fireplace which is used currently as a storage area.

FIRST FLOOR

BEDROOM ONE

Large double bedroom with block out blinds. Dual aspect windows which look over the pretty green. Built in cupboards.

BEDROOM TWO

This bedroom also has block out blinds. Looks onto the terraced treed garden. Children's play area leads off.

FAMILY BATHROOM

Three piece bathroom suite with shower over. Window aspect. Excellent condition.

CONVERTED LOFT ROOM

Half of the loft is converted into a children's paly area which is accessed from bedroom two. The other half of the loft is for storage with access from the landing.

OUTSIDE

FRONT GARDEN

Landscaped front garden is terraced with two doors having access into the kitchen and the entrance hall.

REAR GARDEN

Lovely terraced rear garden with a home office or storage positioned to the back f the property.

OUTSIDE OFFICE

To the rear of the garden is an office or storage with power which is all in good order.

PARKING ARRANGEMENTS

There is plenty of residents parking in the cul-de-sac.

COUNCIL TAX BAND C

£1 941.47

ABOUT THE WEST SIDE

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Surrounded by rolling Hertfordshire countryside, Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today it's a busy and bustling town with a selection of shops, the Howard Shopping Centre is located in the centre of Welwyn Garden City where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own quaint cinema in the town centre, showing the latest films.

