



WRIGHTS

8 Beehive Green, Welwyn Garden City, Hertfordshire, AL7 4BE

- CHAIN FREE
- WELL EXTENDED FAMILY RESIDENCE
- GARAGE AND DRIVEWAY
- EXTREMELY RARE OPPORTUNITY IN THIS EXCLUSIVE BEEHIVE CUL-DE-SAC
- SOUTH FACING WELL ESTABLISHED GARDEN
- OOZING WITH 1950'S CHARACTER FEATURES
- FIRST TIME TO MARKET IN NEARLY FOUR DECADES



PROPERTY DESCRIPTION

Having been in the same family ownership for nearly four decades, Wrights are delighted to present to the market this charming family residence at the heart of this exclusive and extremely sought after CUL-DE-SAC in the BEEHIVE CONSERVATION AREA. This is a lovingly cared for family home which has undergone a FULL WIDTH REAR EXTENSION to create an expansive ground floor which incorporates TWO LARGE RECEPTION ROOMS, a large garage in addition to a utility room, kitchen breakfast room and ground floor w/c. Upstairs the property offers three bedrooms and a family bathroom. Outside you will find the manicured well established and sunny SOUTH FACING garden and to the front the home offers a large driveway and pretty garden. The Beehive conservation area is renowned as one of the Garden City's most beautiful delights, packed with charm, character and wildlife. Beehive Green is is such a rare find where most residents have lived here for several decades. This exciting opportunity is being presented to the market on a CHAIN FREE basis. Easy commute, major road links such as the A414 and A1M are close by, a short drive will see you in the Town Centre and the mainline station. Hall Grove shops, King George playing fields and renowned schooling such as Commonswood Primary school are all within a short walk.

Read on...



ROOM DESCRIPTIONS

WELCOME TO BEEHIVE GREEN

Head on through the front door into a home full of character. The staircase is conveniently located off the hall, providing easy access to the upper floors. This level offers superb accommodation with two spacious reception rooms connected by double doors. These rooms provide ample space for large family gatherings, featuring dedicated sitting, reading, and dining areas. Both rooms overlook the charming gardens, adding to the home's inviting atmosphere. The kitchen breakfast room, with its extensive storage options, faces the rear garden and offers a great space for family meals and casual gatherings. This room seamlessly connects to the utility area and shower room, ensuring practical and convenient living.

HEAD ON UP

Up to the landing, there is an airing cupboard and loft access. From here, three bedrooms lead off. Bedrooms one and two offer superb accommodation with tranquil views to the front and each features fitted wardrobes. Bedroom three is a good-sized room with leafy views to the rear, providing a peaceful outlook. The bathroom is generously sized and presents plenty of potential for customization and personal design.

A GARDENERS DELIGHT

A beautiful sanctuary providing a peaceful environment. Packed with mature shrubbery and planting. A sunny South facing aspect and a patio area for Al fresco dining. The gardens continue to the front with a very traditional lawn patch which is surrounded by mature shrubs and trees.

PARKING ARRANGEMENTS

A driveway provides comfortable off street parking. The garage is larger than average measuring 4.89m X 3.21m. Beehive Green offers unrestricted parking.

LEASE INFORMATION

999 Year Garden City Lease from 1957 with an annual peppercorn ground rent of £30. Traditional Garden City homes, may be leasehold, typically with lease terms set at an impressive 999 years from the time of construction. Ground rents and service charges are generally minimal, and obtaining a mortgage on these leases poses no challenges, provided the lease term is clearly outlined. For those interested, the freehold can often be purchased directly from Welwyn Hatfield Council at a minimal cost. For more detailed information on purchasing the freehold, we recommend visiting Welwyn Hatfield Council's website.

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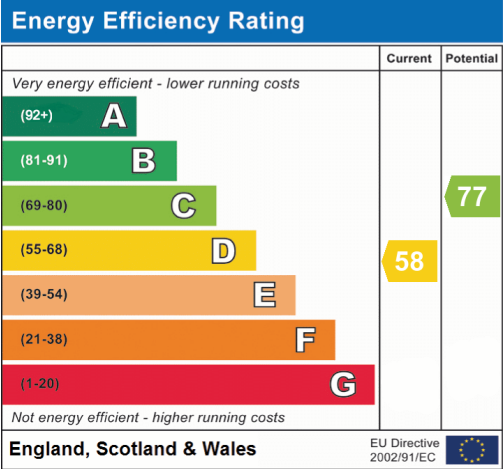
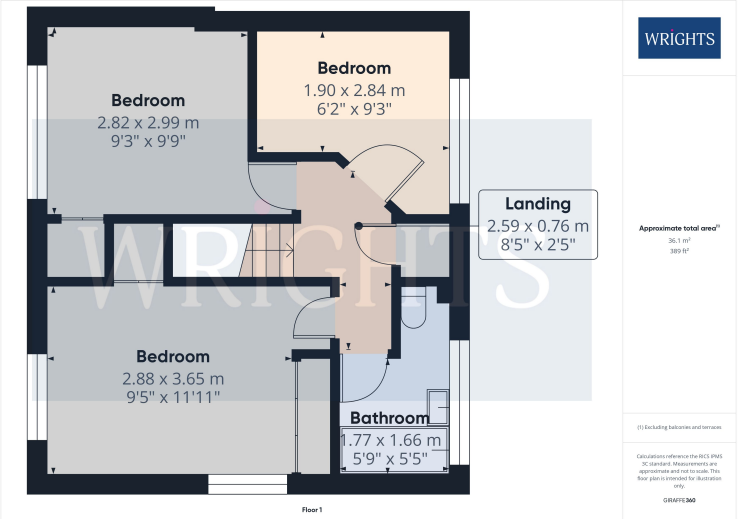
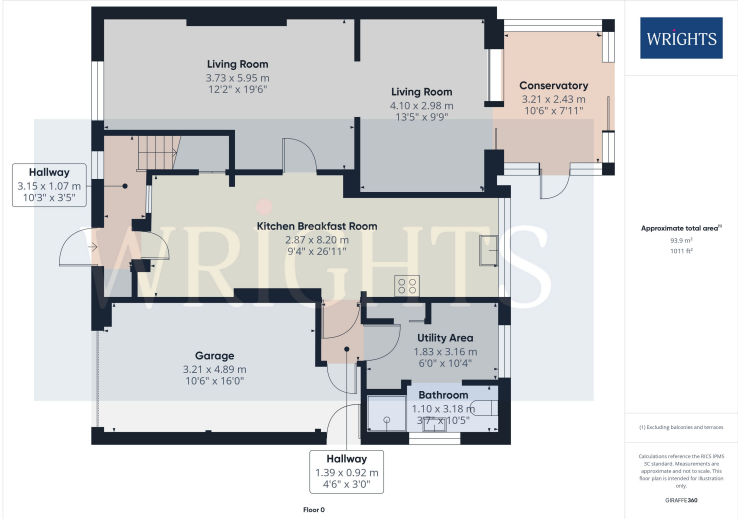
ABOUT WELWYN GARDEN CITY

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. 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 the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.



FLOORPLAN & EPC

WRIGHTS



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