



64 Runsley, Welwyn Garden City, Hertfordshire, AL7 1NJ

- CHAIN FREE
- LARGER THAN AVERAGE TWO DOUBLE BEDROOMS
- OOZING WITH POTENTIAL TO EXTEND TO THE REAR (STPP)
- SPACE FOR A DOUBLE DRIVEWAY (STPP)
- IN NEED OF SOME MODERNISATION
- QUIET AND LEAFY AREA WITH GREEN SPACES
- CLOSE TO HALDENS SHOPS AND RENOWNED SCHOOLING
- WE HOLD KEYS VIEW ANYTIME



PROPERTY DESCRIPTION

****CHAIN FREE** WE HOLD KEYS, VIEW ANYTIME.** This is a LARGER THAN AVERAGE, TWO DOUBLE BEDROOM house positioned at the heart of a popular residential street in Haldens. Oozing with potential, this property offers fantastic scope for modernisation and rear extension (subject to the usual planning consents). Having been lovingly cared for by the same owners for in excess of 40 years. There is a front garden with potential to create a driveway as neighbouring homes have achieved (subject to dropped kerb and planning consents). Runsley is a community of families and retired residents who have resided for generations. Conveniently located, the Haldens shops are just around the corner and there is an easy commute to the train station and A1M. Renowned schooling is close by. A viewing comes highly recommended to appreciate the potential of the property.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

A cosy room with window to the front elevation.

KITCHEN BREAKFAST ROOM

Spanning the width of the house, there is a good range of wall and base units and plenty of dining space. Windows and door to the rear garden.

FIRST FLOOR

LANDING

Spacious landing, storage cupboard plus airing cupboard. Loft access.

BEDROOM ONE

Over sized double bedroom, two windows to the front elevation, fitted wardrobes.

BEDROOM TWO

Another great size double bedroom, two windows to the rear elevation.

SHOWER ROOM

Upgraded with large shower cubicle. Wash hand basin and upgraded tiling. Window for ventilation. The bathroom and w/c could be combined to create a large bathroom.

SEPARATE W/C

w/c and wash hand basin. Window to the rear elevation.

OUTSIDE

REAR GARDEN

A large, westerly facing garden, mostly laid to lawn. Timber shed to remain. There is shared pedestrian access to the front of the properties with the next door neighbour.

FRONT GARDEN

Mostly paved, potential for driveway (stpp)

COUNCIL TAX BAND C

£1,941.47

NOTES

The property is subject to grant of probate.

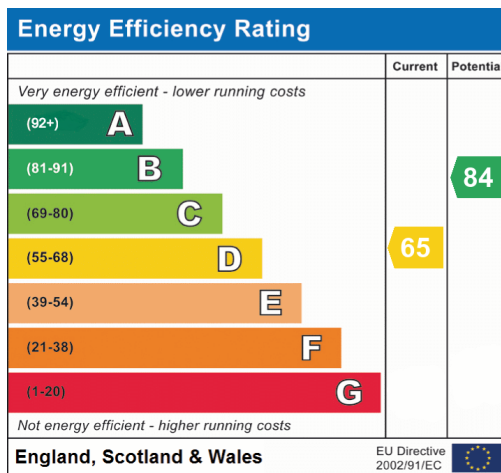
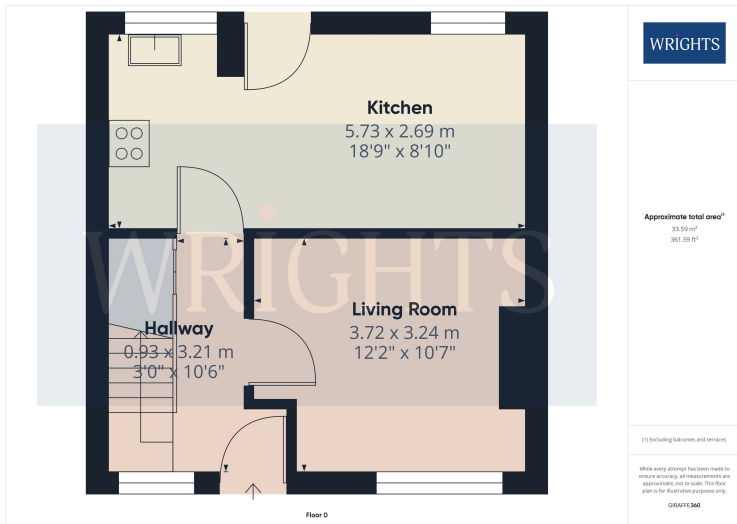
ABOUT WELWYN GARDEN CITY

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.



FLOORPLAN & EPC

WRIGHTS



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