

Appletree Way WELWYN GARDEN CITY

£519,000

Freehold



4 bedrooms



2 bathrooms



1 reception room



garden



parking



****CHAIN FREE**** Beautifully presented four-bedroom modern semi-detached house with large garage and driveway situated in the Panshanger area of Welwyn Garden City. 6 YEARS NHBC guarantee remaining. Open plan lounge/dining room, perfect for entertaining family and friends, with French doors to the garden with recently fitted award winning Easi-Chelsea artificial grass by Easigrass. The kitchen contains a 5-ring induction hob and BOSCH double oven, along with integrated fridge freezer and dishwasher with stone worktop. All four bedrooms have NEWLY HIGH QUALITY WOOD FLOORING and offer two windows which let in plenty of natural light. The master bedroom contains a fitted wardrobe along with a large en-suite bathroom. Welwyn Garden City mainline station can be reached in a few minutes drive/cycle, with direct trains to London in under 30 minutes. This is a must see property to appreciate the homes noteworthy features. Energy rating B.

Appletree Way, WELWYN GARDEN CITY - continued...

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM W/C

LOUNGE/DINING AREA

5.76m x 4.61m (18' 11" x 15' 1") French doors opening into garden, and large under stairs storage cupboard, plenty of plug sockets.

KITCHEN

2.25m x 3.81m (7' 5" x 12' 6") Integrated BOSCH Dishwasher, BOSCH double oven, induction hob and Fridge Freezer.

FIRST FLOOR

BEDROOM THREE

4.56m x 2.45m (15' x 8') Dual Aspect

FAMILY BATHROOM

Luxury three piece suite with part tiled walls, chrome towel rail, and chrome taps/ shower.

BEDROOM TWO

4.60m x 2.89m (15' 1" x 9' 6") Two sets of French doors

SECOND FLOOR

MASTER BEDROOM

4.60m x 3.31m (15' 1" x 10' 10") Dual Aspect room with large built in Wardrobe.

EN-SUITE

Part Tiled, Down lights, Extractor Fan, Double Shower, Wash Hand Basin, WC, Shaver Point and Heated Towel Rail

BEDROOM FOUR

4.58m x 2.12m (15' x 6' 11") Dual Aspect

OUTSIDE

GARAGE

Up and over door with pedestrian access from the garden. Power and lighting.

REAR GARDEN

Award winning Easi-Chelsea artificial grass by Easigrass. Light, water tap and water butt.

COUNCIL TAX BAND E

£2,080.93

Appletree Way, WELWYN GARDEN CITY - continued...

ABOUT PANSHANGER

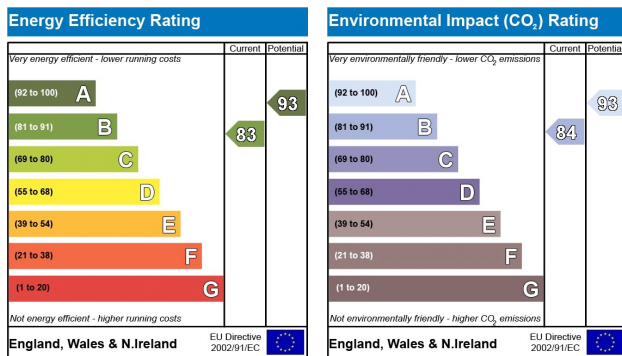
Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953

Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies.

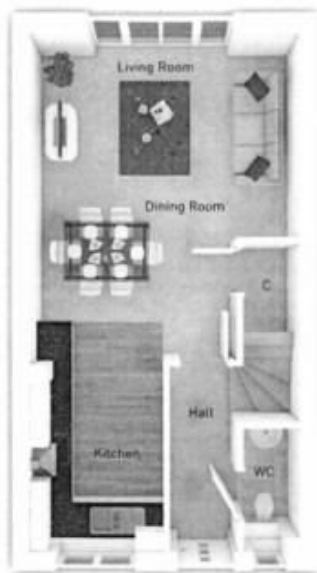
Moneyhole park playing fields and Panshanger woodlands are within walking distance.

Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station.

Buses into town are every half an hour, Monday to Saturday.



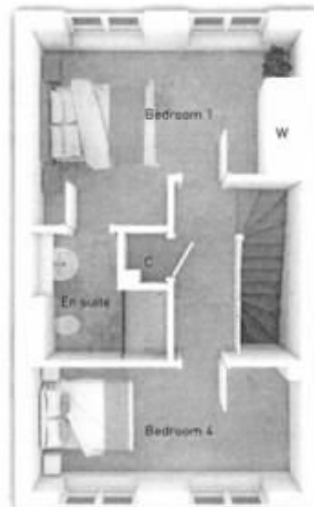
FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Appletree Way, WELWYN GARDEN CITY - continued...



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