



# 1 The Squirrels, Welwyn Garden City, Hertfordshire, AL7 2JH

- BESPOKE FINISHES THROUGHOUT
- FULLY INTEGRATED KITCHEN FINISHED IN QUARTZ WORKTOPS
- CUL-DE-SAC LOCATION WITH PRIVATE DRIVEWAY
- BRICK BUILT MULTI PURPOSE ROOM WITH PLUMBING AND POWER
- UPGRADED BOILER AND HEATING SYSTEM
- REFURBISHED FOUR PIECE LUXURY BATHROOM SUITE
- FITTED WARDROBES TO BOTH BEDROOMS
- LARGER THAN AVERAGE PLOT
- SOUTH WESTERLY FACING GARDEN



## PROPERTY DESCRIPTION

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Welcome to The Squirrels, stylishly designed and carefully renovated to meticulous standards. This is a stunning two bedroom end terrace property packed with bespoke features and extras that make this property a complete one off for the area. The property features two double bedrooms, a large four piece luxury bathroom and open plan living area which includes a bespoke kitchen with quartz finishes. Additional features include bespoke cabinetry and a fully upgraded combi boiler system with new radiators throughout. Enhancing the properties day to day practicality is the bonus brick built store which spans the depth of the house and includes a utility area and store which could be used for many uses including a home gym. A larger than average south westerly facing garden. Parking is a breeze with your very own driveway. Conveniently located yet tucked away in this soughtafter cul-de-sac, this property really has it all. For further convenience, the Panshanger shops are just a short stroll from The Squirrels. For the commuter, the town centre is easily accessible where you will find the mainline station. In addition swift connections to the A414 and A1M. A range of renowned primary schools are within walking distance and the Moneyhole playing fields are just around the corner. This is a must view property to appreciate the turn key finish.



## ROOM DESCRIPTIONS

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### WELCOME TO THE SQUIRRELS

A quiet and leafy approach in this exclusive 80's cul-de-sac constructed by Laing Homes. A wider than average end plot which boasts a prominent central position in the street at the end of a small terrace. Enter the residence to and the immediate image is of a carefully crafted home. A gorgeous open plan living area which features a dual aspect view. The stunning bespoke kitchen is the main attraction, in a shaker style finished with seamless quartz worktops that extend to a breakfast bar area. The appliances are integrated completing the sleek look. The living area flows neatly to the rear of the property, a versatile space for a living/ dining area. There are French doors to the south easterly facing aspect. Plenty of storage including a floating tv cabinet, under stairs cabinets with push to open shoe drawers and a coat/ boot cupboard.

### HEAD ON UP

Ascend the staircase which features a glass balustrade, the landing features cosy carpets and loft access. You will note the solid oak doors with stylish handles. The principal bedroom features a rear facing aspect with a wall-to-wall bespoke wardrobe maximising the storage solutions. Bedroom two is also a double and features a front facing aspect and bespoke double wardrobe. The luxury bathroom is stunning, finished with white subway tiles and black accent colours, there is a large double walk in shower in addition to the separate bath. A window provides ventilation and the bathroom is finished with black fittings.

### TOUR THE GROUNDS

The south westerly facing garden is a delight, wider than others in the area, there is a patio area to enjoy with a partly covered pergola area and there is a large lawn to enjoy. Off the garden is the bonus room to the house, with so much flexibility, the brick built store spans the depth of the house with doors to the front and rear gardens. There is a utility area to one end, power and lighting. This room has been used as a gym and a practical store. The private driveway makes parking a breeze and The Squirrels offers unrestricted street parking to the front.

### WHAT THE OWNERS SAY

#### ABOUT PANSHANGER

Panshanger, a grand country estate situated on the outskirts of Hertford and Welwyn Garden City, held a prestigious past as the former residence of Earl Cowper, who later ascended to the esteemed position of Lord Chancellor of Great Britain. Over the course of seven remarkable generations, the legacy of Panshanger eventually met a new chapter when the property transitioned hands and underwent a transformative sale and demolition process around 1953. Today, Panshanger Park finds itself under the ownership of Lafarge, preserving remnants of its storied history through the enduring structures of the orangery, nursery garden wall, and stables that still grace the landscape alongside various cottages and estate edifices, all meticulously recognized and safeguarded by the esteemed English Heritage. The evolution of the locale continued to unfold, witnessing the establishment of residential housing in the 1970's-1990's and up to recent years.



FLOORPLAN

WRIGHTS



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