

FOR SALE

£800,000 Freehold



7 High Grove, Welwyn Garden City, Hertfordshire, AL8 7DW

- FOUR BEDROOM WEST SIDE PROPERTY
- FOUR RECEPTION ROOMS
- EXCLUSIVE CUL-DE-SAC LOCATION
- CHAIN FREE
- ACCOMODATION IN EXCESS OF 1900 SQFT
- EXCLUSIVE WEST SIDE CUL-DE-SAC JUST A SHORT STROLL FROM THE TOWN CENTRE AND MAINLINE STATION

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

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PROPERTY DESCRIPTION

****CHAIN FREE** SEMI DETACHED WEST SIDE AL8 PERIOD RESIDENCE JUST A HOP, SKIP AND A JUMP FROM THE TOWN CENTRE AND MAINLINE STATION**** A wonderful opportunity to purchase this GARDEN CITY 1930's DELIGHT with an expansive plot in this quiet CUL-DE-SAC packed with charm and character. Such a delightful home which has been lovingly cared for by the SAME FAMILY FOR OVER FIVE DECADES. The home offers in excess of 1900 SQ/FT. Packed with so many bonus features which include an EXTENDED GROUND ACCOMMODATION WITH FOUR RECEPTION ROOMS. An abundance of living space and four great sized bedrooms The most delightful sunny and landscaped garden. The property offers huge potential for further expansion to the rear or into the loft as neighbouring homes have completed (subject to the usual planning consent). A short stroll will find you at the heart of the bustling town centre with all the amenities one could wish for. There are weekend food markets and entertainment to enjoy such as Cinema on the green! The station is found in the centre serving Kings Cross and Moorgate. WALKING DISTANCE TO APPLECROFT PRIMARY AND STANBOROUGH SECONDARY SCHOOLS. A must view property to appreciate the home's delightful features and charm.



ROOM DESCRIPTIONS

WELCOME TO HIGH GROVE

Upon entering, you are welcomed by a bright and spacious hallway, leading to well proportioned rooms. Note the charm and character of the period features and joinery. The living room features a dual aspect with bay window to the front elevation and patio doors that open out to the garden. The separate dining room offers delightful views over the rear garden, while the galley style kitchen also features a rear facing aspect. There is a large additional reception room which also features a dual aspect to the front elevation, ideal as another living room or playroom. The ground floor also includes a charming library with bay window, this room offers an annexe facility as could be used as a ground floor bedroom with the benefit of a downstairs shower room adjacent. There is a utility room accessed from the rear patio.

HEAD ON UP

Ascending the stairs, the landing is bright and provides access to four spacious bedrooms which include: two doubles, a generous single bedroom or office, and a dual-aspect principal bedroom that floods with natural light. The family bathroom includes a shower over the bath, basin, and WC. The loft is fully boarded with power, lighting, and ladder access, ideal for storage or future conversion (STPP).

TOUR THE GROUNDS

Enjoy a tranquil and scenic stroll through the beautifully maintained gardens. Lovingly tended, the gardens feature established fruit trees and vibrant flower beds, creating a picturesque landscape. The garden extends to a designated potting area, complete with a timber shed for gardening tools and

greenhouse. There is a large workshop and additional shed with power supply. There is a handy side access leading out to the front and the garage is a good size for one car. The front garden has also been thoughtfully maintained, and a driveway provides convenient off-street parking.

MATERIAL INFORMATION

The property's roof has been insulated with closed cell spray foam. Prospective buyers should be aware of these issues. Additionally, any offer from a buyer seeking to proceed with a mortgage must be accompanied by a mortgage offer that is acceptable based on the conditions surrounding this aspects.

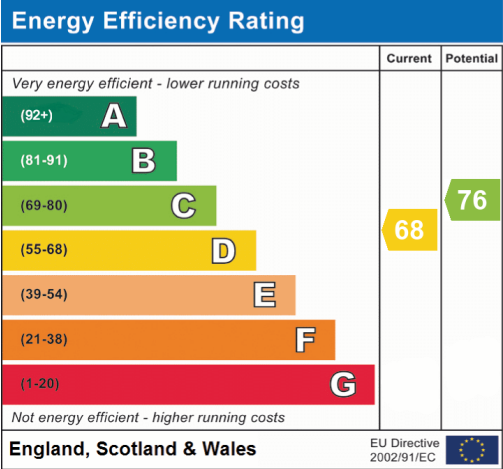
ABOUT THE WEST SIDE

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. In town, you will find 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

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