



89 Haldens, Welwyn Garden City, Hertfordshire AL7 1DQ

£525,000 - Freehold



Property Summary

\*\*OWNERS HAVE FOUND WITH ONE ONWARD LINK\*\* A superb, exceptionally maintained FOUR BEDROOM END TERRACE family home in a convenient location. Having been in the same family ownership for 27 years, this is a turn key opportunity for its new owners. A spacious home which offers a LARGE KITCHEN BREAKFAST ROOM WITH UTILITY AREA, Dual aspect front to back living room, GROUND FLOOR W/C, FOUR GREAT SIZE BEDROOMS and a LUXURY FAMILY BATHROOM. Externally the house boasts LANDSCAPED GARDENS WITH HOT TUB and an EXTENSIVE DRIVEWAY FOR PRIVATE PARKING. Conveniently located, the property is walking distance to Welwyn North and Garden City stations. Opposite the property you will find the Haldens shops with every convenience required. A wide selection of schools are within a short stroll. The A1M is easily accessible as well as countryside walks in Tewin. A must view property for a growing family.

Features

- COMPLETE ONWARD CHAIN WITH ONE LINK
• LANDSCAPED GARDEN WITH HOT TUB
• EXTRA LARGE DRIVEWAY
• ELEVATED POSITION
• FOUR BEDROOMS
• LARGE KITCHEN BREAKFAST ROOM WITH DEDICATED UTILITY AREA
• GROUND FLOOR W/C PLUS LUXURY FAMILY BATHROOM
• IMMACULATE CONDITION THROUGHOUT
• CONVENIENT LOCATION AND AN EASY COMMUTE
• CLOSE TO SHOPS AND SCHOOLING



## Room Descriptions

### GROUND FLOOR

#### ENTRANCE HALL

A warm and inviting welcome. Classic "Garden City" porthole style window. Upgraded composite front door. Stairs to the first floor.

#### LIVING ROOM

A cosy yet spacious room with dual aspect views. A large window to the front which overlooks the garden and drive, French doors leading out to the patio area and features fitted blinds. Electric feature fireplace with surround.

#### KITCHEN BREAKFAST ROOM

The hub of the home! Much larger than most in the area, there is a superb range of shaker style units which have been cleverly designed to create the maximum level of storage. All of the appliances will remain and include; Range cooker with extraction, integrated dishwasher, two integrated fridge/freezers, washing machine and tumble dryer. There is a dedicated utility area where there is also great storage. A large window which overlooks the garden and hot tub area, a handy door to which leads to the side access.

#### W/C

Low level w/c and wash hand basin. Porthole window to the side.

### FIRST FLOOR

#### LANDING

Loft access. The loft insulation has recently been upgraded.

#### BEDROOM ONE

Wall to wall fitted wardrobes, window to the front aspect.

#### BEDROOM TWO

Alcove and cupboard for storage and plenty of space for furniture. Window to the front aspect.

#### BEDROOM THREE

A double bedroom with window to the rear aspect.

#### BEDROOM FOUR

A lovely single bedroom with ample floor space. Window to the rear aspect.

#### BATHROOM

A great size, the bathroom has undergone refurbishment in recent years and includes a large shower, sink with vanity and low level w/c. The wall and floors are tiled. For comfort there is a heated towel rail and two windows for ventilation.

### OUTSIDE

#### REAR GARDEN

Having undergone full landscaping, there is a large block paved patio area with covered hot tub area, hot tub to remain. Step up to the artificial lawn area, there is mature borders and the timber shed will remain. Gated side access to front.

#### FRONT GARDEN AND PARKING ARRANGEMENTS

Lawn area and pretty flower and hedgerow borders. Upgraded driveway to park multiple vehicles off the road.

#### COUNCIL TAX BAND D

£2,085.31

#### WHAT THE OWNERS SAY

Haldens has so many convenient aspects. A good selection of local shops, a bus route into the town centre (5 mins), both primary and secondary schools within easy walking distance.

If you walk through the local park at the end of the road, you will soon reach open fields and footpaths towards Tewin and the river Mimram, for lovely walks with the kids and doggo.

It will feel very strange leaving our lovely house as this has been our family home for 27 years, but now the "kids" have flown the nest, we are ready to retire.

#### 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.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 82        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 62                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |