



Broadwater Crescent, WELWYN GARDEN CITY, Hertfordshire, AL7 3TS

- EXTENDED FAMILY HOME
- GROUND FLOOR W/C PLUS FIRST FLOOR BATHROOM
- SHORT LEVEL WALK INTO THE TOWN CENTRE AND MAINLINE STATION
- UPGRADED TRIPLE GLAZED WINDOWS
- UPGRADED SOUND INSULATION
- LANDSCAPED SOUTH WESTERLY FACING GARDEN
- UPGRADED BATHROOM AND SLEEK MODERN KITCHEN
- DRIVEWAY
- WALKING DISTANCE TO STANBOROUGH SCHOOL AND GOSLING SPORTS PARK



PROPERTY DESCRIPTION

A beautifully refurbished family home located on this popular leafy residential street. This meticulously maintained and upgraded three-bedroom EXTENDED family home offers superb space and flexibility for a growing family. With careful consideration and planning, it provides an exceptionally well-appointed living environment. Features include a delightful OPEN PLAN KITCHEN/DINING ROOM and a LUXURY BATHROOM. The landscaped garden completes this manicured home. Offering an ideal turnkey opportunity, the property includes a PRIVATE DRIVEWAY and PARTIALLY UPGRADED TRIPLE GLAZING. The home also offers thermal and sound proofing upgrades as well as enhanced electrics for convenience. Broadwater Crescent is a popular 1980s Garden City street where many homeowners have resided for decades. Superbly positioned near open countryside, Stanborough lakes and Gosling Sports Parks. Renowned schooling, local shops and amenities are also nearby. A short level walk will take you to the town centre and mainline station, while the A1M and A414 are easily accessible for commuters. This home is a credit to the current family, who have upgraded many features, making it far superior to most in the area. EARLY VIEWING comes highly recommended to appreciate all the wonderful features of this home. The owners have found their onward property, allowing for an efficient sale to be achieved.



ROOM DESCRIPTIONS

WELCOME TO BROADWATER CRESCENT

Approach the home, which is positioned away from the main road, and park on your private driveway. An upgraded composite door provides access to the porch area, ideal for parking a pram, hanging coats, and featuring a handy storage cupboard. The inner door leads neatly into a large hallway, a bright and spacious area that offers great access and flow to the ground floor. Off this space, there are two convenient storage cupboards and a ground floor w/c. The staircase leads to the first floor. The living room features a bay window to the front elevation, creating a cosy space to unwind in the evening. The main focal point is the open-plan kitchen and extended dining room, boasting a superb array of white gloss wall and base units that provide ample storage solutions. Fitted appliances include a dishwasher and a double oven with an inset hob and extractor. A useful breakfast bar enhances the morning meal experience. This area flows seamlessly into the dedicated dining space via the dividing doors, and features French door access to the garden, making it an ideal spot for family gatherings. The property features sound insulation to most walls and thermal insulation between floors. In addition, electrical sockets have been added to each room throughout the home for convenience.

HEAD ON UP

Ascend the staircase to a spacious landing, which includes a useful airing cupboard and loft access. The loft insulation has been upgraded and is mostly boarded. The combi boiler is in the loft space. The principal bedroom is generously sized and features a front-facing bay window. Bedroom two is a versatile room that can accommodate various layouts and offers a rear-facing aspect. The third bedroom is also spacious enough to fit a small double bed and includes clever built in storage. The upgraded family bathroom has been recently refurbished and includes a stylish tiled finish with chrome fittings.

EXTERNALLY

The south-westerly facing garden has been landscaped for functionality, style, and wildlife. It features a sunny porcelain patio area, perfect for relaxation, as well as a lush lawn to enjoy. A pond in the corner attracts various wildlife! The pergola area creates a lovely reading nook or a serene spot to unwind with a glass of wine while enjoying the shade; the cushions have been custom-made for this space. For convenience, there is a tap and a gate leading to the rear through the timber shed. The front of the property offers off-street parking for up to two cars, along with a dedicated bin area featuring a naturally planted roof for flowers. Broadwater Crescent recently introduced patrolled parking from 10:00 to 12:00 PM, and visitors can utilise permits.

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.

BUYER INFORMATION

The vendors have secured their onward purchase and there will be an onward chain thereafter which is to be advised.

Council Tax Band C.

The property is fully alarmed.

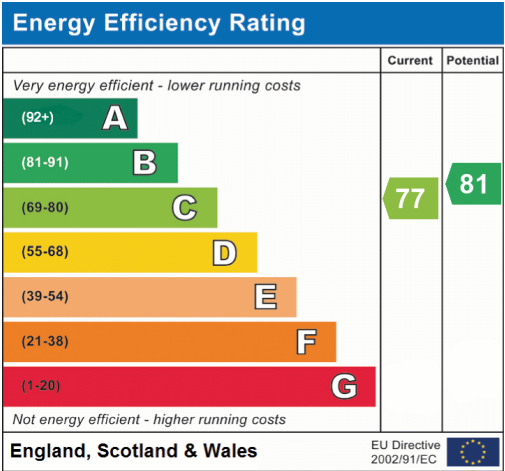
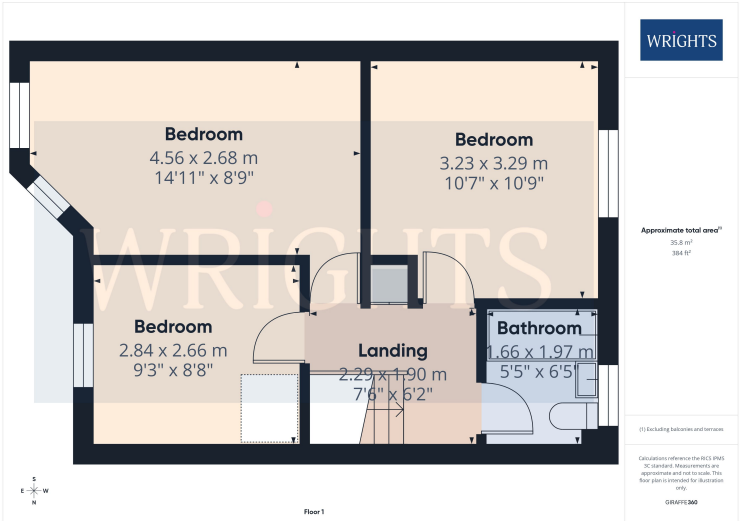
Triple Glazed windows to the full front elevation and rear first floor.

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



FLOORPLAN & EPC

WRIGHTS



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