



50 Peartree Lane, Welwyn Garden City, Hertfordshire, AL7 3UD

- YARDS FROM THE TOWN CENTRE AND THE MAINLINE STATION
- GROUND FLOOR WRAP AROUND EXTENSION
- HUGE POTENTIAL TO EXTEND TO THE FIRST FLOOR (STPP)
- LARGE GARAGE AND DRIVEWAY
- IN NEED OF MODERNISATION
- CHAIN FREE
- DETACHED 1920'S RED BRICK GARDEN CITY HOME
- CORNER PLOT



PROPERTY DESCRIPTION

****CHAIN FREE**** A charming 1930's DETACHED BAY FRONTED COTTAGE positioned just a few hundred yards from the city centre and mainline station. This quaint property is bursting with character and traditional "Garden City" delights forming part of the original Shredded wheat factory as accommodation for its workers. Positioned on a LARGE CORNER PLOT, the property has been EXTENDED TO THE GROUND FLOOR WITH A WRAP AROUND EXTENSION which incorporates an annexe area. Bursting with potential to extend to the first floor over the SIDE AND REAR as neighbouring homes have achieved (subject to the usual planning consents). This charming property features front, side and rear gardens. Ample parking to the front with its large driveway and the added bonus of LARGE GARAGE. In need of modernisation, the property offers tremendous scope and is awaiting the creative touch. A must view property to appreciate the potential and plot. Energy Rating D.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Staircase to first floor.

LIVING ROOM

Large bay window to the front elevation.

KITCHEN

Window to the side elevation.

BATHROOM

FIRST FLOOR

LANDING

Window to the side elevation. Airing cupboard.

BEDROOM ONE

A spacious room with window to the front elevation.

BEDROOM TWO

Window to the rear elevation.

BEDROOM THREE

Dual aspect with windows to the side and front elevation.

EXTENSION

ANNEXE ROOMS

There are two areas which have been used previously as a self contained annexe. There is a bedroom/ living area with a small kitchenette to the side. There is another room for storage.

BATHROOM

Leading off the storage area of the annexe rooms.

GARAGE

A large garage with up and over door, power and light. There is a pedestrian door to the rear.

OUTSIDE

GARDENS

Mature side garden with hedgerow, fruit trees and lawn. There is also a rear garden which has been hard landscaped.

DRIVEWAY

Concrete hard standing providing comfortable off street parking for a number of vehicles.

COUNCIL TAX BAND D

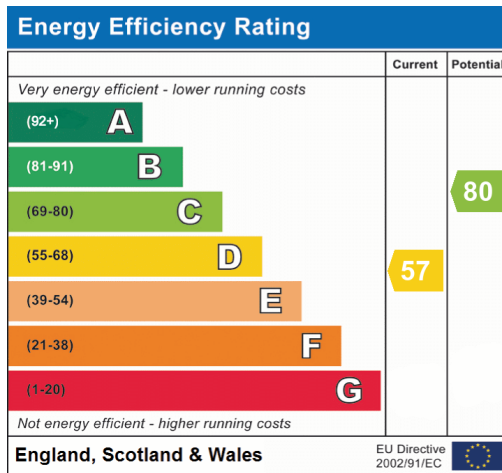
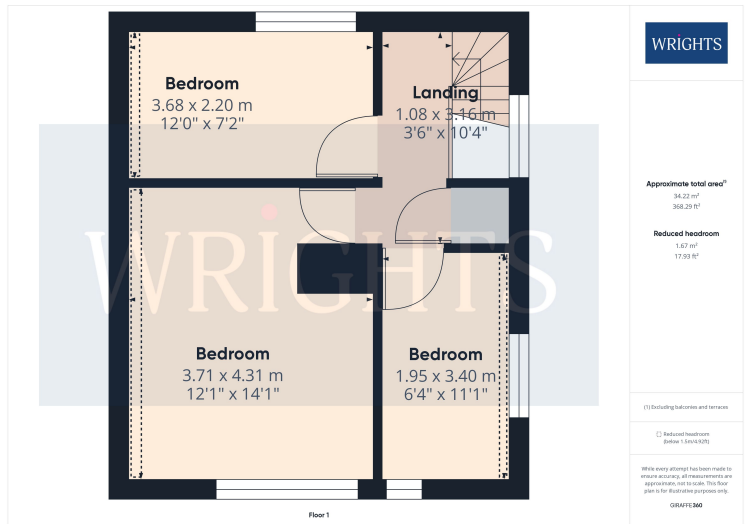
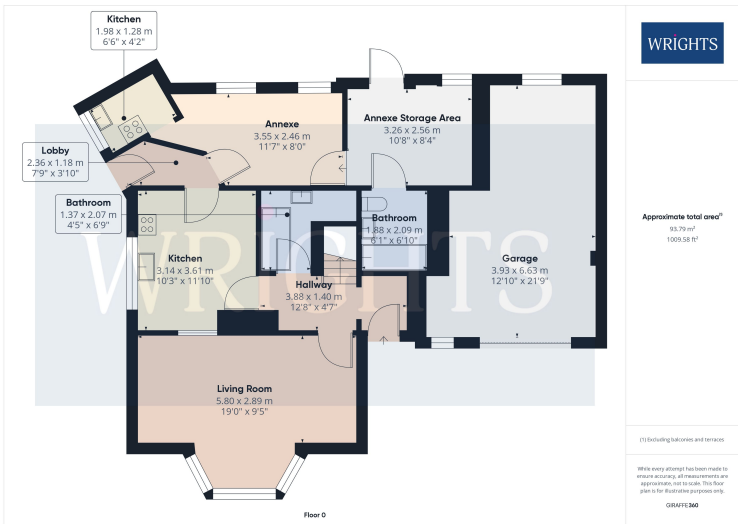
£2,184.15

ABOUT WELWYN GARDEN CITY

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 like 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



Welwyn Garden City
 36, Stonehills, Welwyn Garden City, AL8 6PD
 01707 332211
 wgc@wrightsof.com