



# 5 Forresters Drive, Welwyn Garden City, Hertfordshire, AL7 2HN

- CHAIN FREE
- THREE DOUBLE BEDROOMS
- SEMI DETACHED FAMILY HOME IN A POPULAR TREE LINED STREET
- GARAGE AND DRIVEWAY
- WELL MAINTAINED SOUTH WESTERLY FACING GARDEN
- POTENTIAL FOR GARAGE CONVERSION (STPP)
- CLOSE TO PARKS AND SHOPS
- NEW BOILER & RADIATORS WITH HIVE HEATING
- UPGRADED WINDOWS





## PROPERTY DESCRIPTION

**\*\*CHAIN FREE\*\*** A well presented three-bedroom family home set on a popular, leafy residential street in the heart of Panshanger. This turnkey property offers versatile living space with potential to convert the garage into a home office and W/C, as seen in neighbouring homes. The landscaped South Westerly facing garden features a low maintenance design. Upstairs, you will find spacious, well-proportioned bedrooms ideal for family comfort. The property features a **NEW BOILER AND RADIATORS WITH HIVE HEATING** and **UPGRADED WINDOWS**. Forresters Drive is a sought-after 1980s development built by the renowned Laing Homes. Conveniently located, the local Panshanger shops and Morrisons supermarket are just a short walk away. The picturesque village of Tewin nearby offers tranquil Sunday walks and charming pub lunches. Families will appreciate the proximity to Moneyhole playing fields and renowned primary schools and Ridgeway Academy are within walking distance. Excellent transport links to the A414, A1(M), and the town centre mainline station ensure easy commuting.





## ROOM DESCRIPTIONS

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### WELCOME TO FORRESTERS DRIVE

Approach the property which sits on this leafy road. This great family home offers both privacy and curb appeal. Arrive via your private driveway and step into the welcoming entrance porch. To the side, a garage with electric up and over provides a versatile space with potential to be used as a home office with W/C. The spacious main living room offers endless flexibility for arranging furniture and creating your ideal living space. The staircase is discreetly tucked away, leading to the upper level. There is a separate kitchen to the side which overlooks the garden. The patio doors lead out to the garden from the dining space.

### HEAD ON UP

The generous landing offers a gallery-style view of the staircase, adding a sense of openness to the space. An airing cupboard provides convenient storage, enhancing practicality. All three bedrooms are spacious doubles, bedrooms one and two overlook the front elevation, while bedroom three at the rear offers views of the garden. The family bathroom is finished with tiled walls and features a rear facing aspect. Access to the loft is via the landing.

### TOUR THE GROUNDS

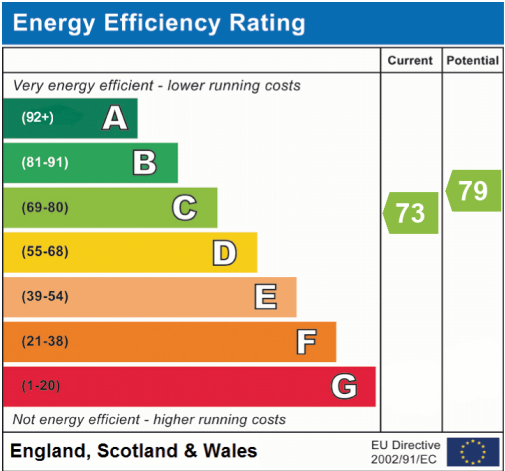
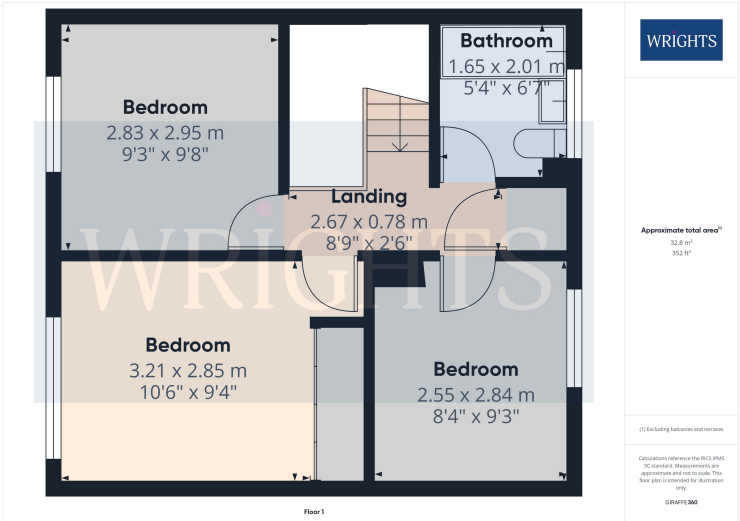
A sunny rear aspect which has been well landscaped and features mature shrubs and a lawn area. There is a patio area to enjoy and has the benefit of an awning. The side passageway is covered and leads out to the front. There is a large driveway providing comfortable off road parking as well as Forresters Drive offering unrestricted residents parking. The Garage is accessed via the remote up and over door.

### ABOUT PANSHANGER

Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953. Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies. Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon and Beauticians. There is also a Morrisons supermarket and petrol station. Buses into



FLOORPLAN & EPC



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