



# 79 Wellington Drive, WELWYN GARDEN CITY, Hertfordshire, AL7 2ND

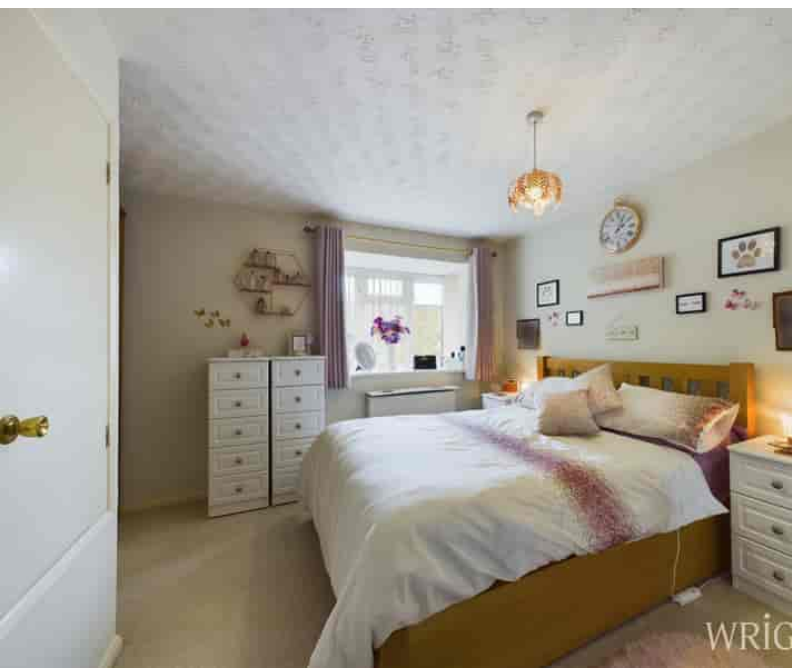
- CHAIN FREE
- LEAFY CUL-DE-SAC
- CLOSE TO AMENITIES AND RENOWNED SCHOOLING
- UPGRADED CONSERVATORY
- TWO ALLOCATED PARKING BAYS IN A PRIVATE CAR PARK
- UPGRADED BOILER
- IMMACULATE CONDITION THROUGHOUT
- SUNNY SOUTH WESTERLY FACING PLOT



## PROPERTY DESCRIPTION

**\*\*CHAIN FREE\*\*** A superbly presented TWO BEDROOM END TERRACE home at the END OF A QUIET AND LEAFY CUL-DE-SAC at the heart of popular Panshanger. This ready to move into TURN KEY home offers spacious living and the rare addition of TWO ALLOCATED PRIVATE PARKING BAYS. The conservatory has been replaced and overlooks a tranquil low maintenance SOUTH WESTERLY FACING garden. An immaculate home which offers a large principal bedroom with BAY WINDOW, storage and bonus alcove space, a spacious Kitchen breakfast room and an UPGRADED BOILER. The current homeowners have enjoyed 8 years of residency and speak highly of the neighbours and community of the close.

Conveniently located, the Panshanger shops and Morrisons are all within walking distance, open parkland walks are close by, an easy commute the A414 and A1M are easily accessible whilst the mainline station is just a short drive from the close. For young families, a selection of renowned primary schools are a short walk. This is an ideal first time buy or downsize move and an internal viewing comes highly recommended.



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### PORCH

upgraded composite front door.

#### LIVING ROOM

A spacious and airy room, staircase to the first floor, window to the front elevation.

#### KITCHEN BREAKFAST ROOM

A superb range of shaker style wall and base units. Space for a table and chairs, views into the conservatory.

#### CONSERVATORY

Upgraded by the current homeowners, this room offers tremendous flexibility for additional dining or a relaxing afternoon retreat. French Doors lead out to the garden. A Sunny south westerly facing aspect.

### FIRST FLOOR

#### LANDING

Airing cupboard (with upgraded cylinder tank), loft access.

#### BEDROOM ONE

A spacious principal bedroom which features Fitted wardrobes, bonus storage cupboard and bay window to the front elevation.

#### BEDROOM TWO

Large alcove, ideal for a fitted wardrobe, window to the rear aspect.

#### SHOWER ROOM

Originally a bathroom, this room has been upgraded and features a wet room with upgraded shower, a bath could easily be reinstated. There is a window for ventilation and a radiator for comfort.

### OUTSIDE

#### REAR GARDEN

A sunny low maintenance garden, the rear is not overlooked and features a composite shed and pedestrian gated access to the private car parking area.

#### PARKING ARRANGEMENTS

Two allocated parking bays to the rear private parking area which can be seen from the rear elevation. Unrestricted street parking.

#### COUNCIL TAX BAND C

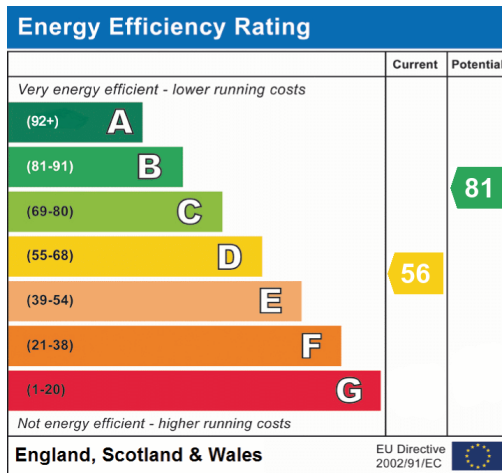
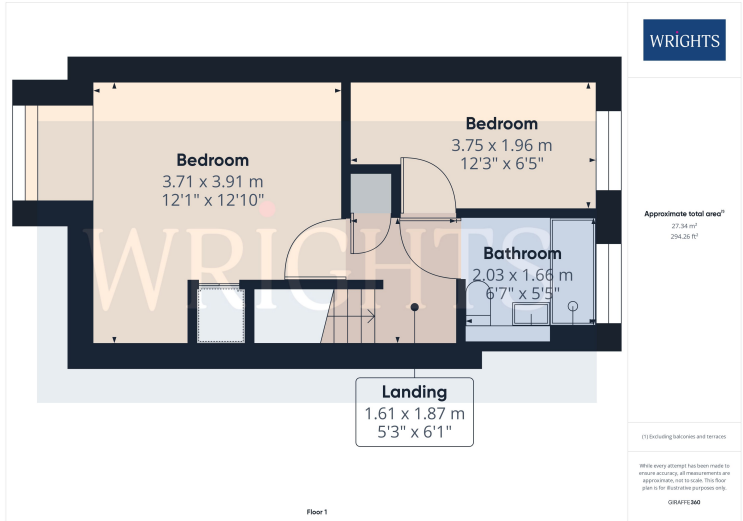
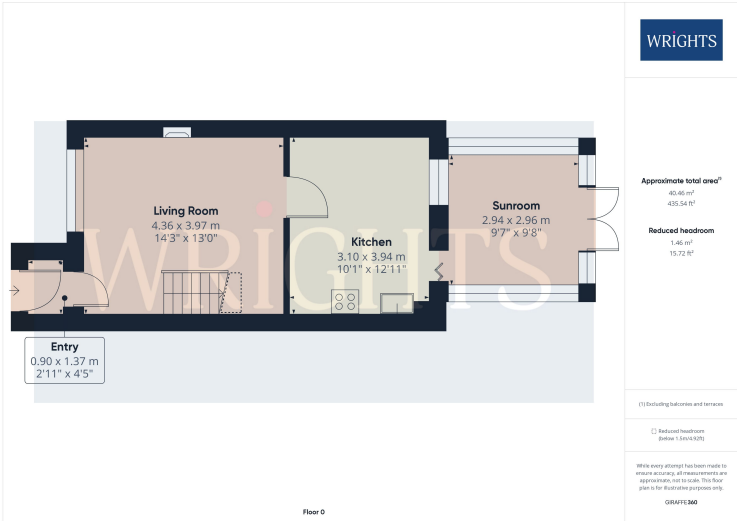
£1,941.47

#### 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, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.



# FLOORPLAN & EPC



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