

Howlands Welwyn Garden City £410,000 Freehold



3 bedrooms



2 bathrooms



2 reception rooms



garden



Wrights are delighted to offer to the market the rare opportunity to acquire this TWO STOREY EXTENDED, THREE DOUBLE BEDROOM family home nestling at the very heart of a popular residential location. Such an inviting family home, which has been redecorated throughout and boasts DOUBLE GLAZED WINDOWS, REPLACEMENT WORCESTER BOSCH BOILER (July 2016), separate STUDY ROOM and EN-SUITE TO MASTER BEDROOM. The home offers large ground floor living accommodation and delightful SOUTH FACING GARDENS. Also featuring a PRIVATE DRIVEWAY for two cars. A short walk will take you to the Hollybush shops with every convenience catered for and open countryside walks are within a stones throw of the property. Ofsted Good schools are also within walking distance. Easy access to the A414 serving the A1M and A10. An internal viewing comes highly recommended to appreciate this homes most noteworthy features. Energy rating C.

Howlands, Welwyn Garden City - continued...

WHAT THE OWNERS SAY

We moved into Howlands in 2013 and are very happy here.

It's a nice quiet area of Welwyn Garden City with lots of local shops and amenities, for example there is an excellent doctors surgery just a few minutes walk away and only a short car journey to an excellent dental practice.

All the big supermarkets are also in the area along with the other retail giants like John Lewis and there is the Howard Centre and Galleria shopping malls close to hand.

What we really like about living here is that Welwyn Garden City offers so much, you can take the train to London and be there in less than an hour or you can drive to London if you prefer as we are on the A1 which also means easy access to the middle and North of the country as well.

So you are situated in a major hub for access but are also surrounded by lots of space and by beautiful countryside with lots of lovely walks.

GROUND FLOOR

HALLWAY

Fully re-carpeted hallway (September 2020) with porthole style window to front and large storage cupboard with replacement Worcester Bosch boiler (July 2016).

UTILITY/ SEATING AREA

2.90m x 1.95m (9' 6" x 6' 5") Replacement Howdens high gloss wall units with breakfast bar, plumbing in place for washer dryer, under stairs storage and plenty of worktop space.

KITCHEN DINER

5.67m x 2.86m (18' 7" x 9' 5") Partly tiled kitchen/ diner with replacement high gloss Howdens wall and base units providing plenty of storage. Space and plumbing for washing machine, dishwasher, space for gas cooker and fridge freezer with French doors to rear garden and patio space. Vertical hanging radiator.

LOUNGE

5.85m x 3.83m (19' 2" x 12' 7") Recently redecorated with replacement carpets (March 2019) and French doors to rear garden and patio. Vertically hung radiator, coving, low skirting and doors through to the study also feature.

STUDY

2.86m x 2.84m (9' 5" x 9' 4") Large picture window to front with doors opening to lounge area.

FIRST FLOOR

LANDING

Access to all rooms.

Howlands, Welwyn Garden City - continued...

BEDROOM ONE

4.61m x 2.88m (15' 1" x 9' 5") Large double bedroom with en-suite bathroom. This room benefits from large window to rear and ample space for all of your storage needs.

EN-SUITE

2.53m x 1.20m (8' 4" x 3' 11") Partly tiled en-suite bathroom with lino flooring featuring window to side, extractor fan, walk in shower, low level W/C and wash hand basin.

BEDROOM TWO

4.26m x 2.93m (14' x 9' 7") Spacious double bedroom featuring window to front and built in over stairs storage.

BEDROOM THREE

3.12m x 2.86m (10' 3" x 9' 5") Spacious double bedroom featuring window to front, large alcove for additional storage and access to loft.

BATHROOM

2.44m x 1.72m (8' x 5' 8") Three piece suite featuring replacement lino flooring (September 2020), large window to rear, low level W/C, bath with overhead shower and chrome towel rail.

OUTSIDE

PARKING ARRANGEMENTS

Driveway for two cars to front of property.

GARDEN

Beautiful south facing rear garden with enclosed boundaries, large patio area, pond and timber shed.

COUNCIL TAX BAND D

£1867

ABOUT WELWYN GARDEN CITY

GENERAL

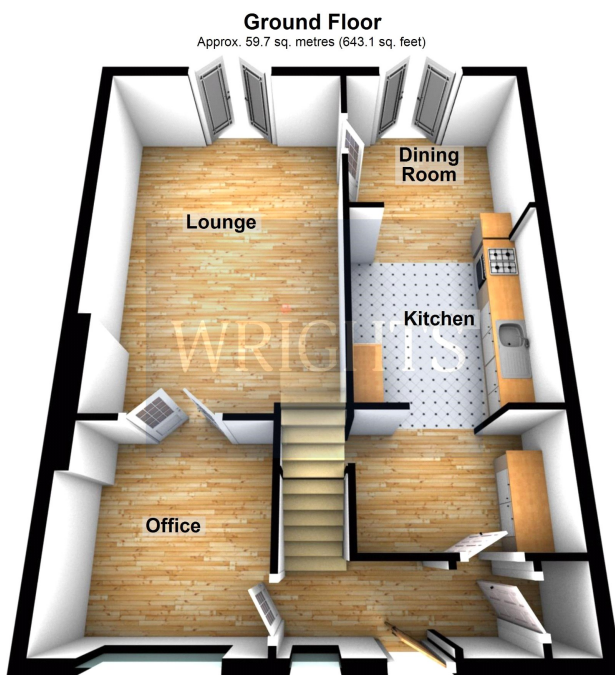
Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis 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, Debenhams and Marks & Spencer there is also a Waitrose and a Sainsburys on the outskirts of the town. 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, Bills is a great place to meet friends. For those who like to lead an active lifestyle, there is everything from football pitches, golf driving ranges,

Howlands, Welwyn Garden City - continued...

indoor and outdoor tennis, to an athletics track, a public velodrome and a dry ski slope. Also, there are a number of gyms in the area.

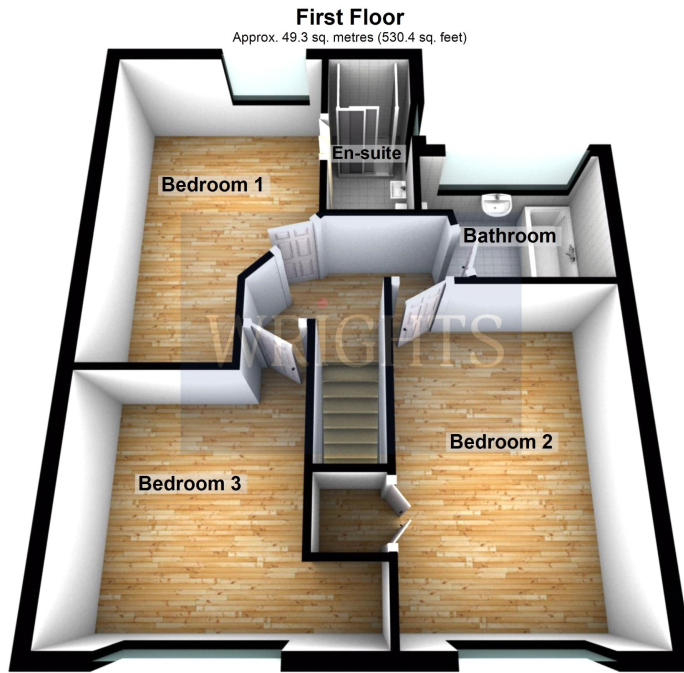
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) A			
(81 to 91) B			87
(69 to 80) C		72	
(55 to 68) D			
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland	EU Directive 2002/91/EC		

FLOOR PLAN



Total area: approx. 109.0 sq. metres (1173.5 sq. feet)

Howlands, Welwyn Garden City - continued...



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