

FOR SALE

Guide Price £375,000 Freehold



# 132 Thistle Grove, Welwyn Garden City, Hertfordshire, AL7 4AQ

- Ideal First Home
- Three Bedrooms
- Modern Kitchen
- Sun Room

- Low Maintenance Garden
- Close to Woodland Walks
- Close to Local Amenities & Schools
- Newly fitted boiler

WRIGHTS

Wrights of W G C  
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211  
wgc@wrightsof.com





## PROPERTY DESCRIPTION

Situated in a sought-after area of Welwyn Garden City, this well-presented three-bedroom terraced property offers the perfect blend of comfortable family living and convenience. Ideally located close to reputable local schools, everyday amenities, and scenic woodland walks, it's an ideal choice for families and first-time buyers alike. Upon entering, you are welcomed into a bright hallway leading through to a modern, fitted kitchen complete with integrated appliances. The spacious lounge/diner provides an excellent area for entertaining, flowing seamlessly into a sun room that overlooks the attractive rear garden — perfect for relaxing or enjoying family time. Upstairs, the property comprises two generous double bedrooms with built-in storage, a well-sized single bedroom, a family bathroom with shower over bath and basin, and a separate WC — ideal for busy households. The rear garden has been thoughtfully landscaped for low maintenance, featuring artificial grass and a patio seating area, while the front of the property enjoys views over a pleasant communal green. This is a fantastic opportunity to secure a lovely home with a recently replaced boiler in a well-connected and family-friendly location.





## ROOM DESCRIPTIONS

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### Welcome to Thistle Grove

Well presented throughout, is this three bedroom home located in a popular family friendly area, ideal for first time buyers or anyone looking for some outside space. The bright entrance hall welcomes you into this well maintained home. There is a modern fitted kitchen with integrated appliances and plenty of storage and the added bonus of a new boiler installed Dec 2024. The lounge diner offers a fantastic space to relax, with plenty of natural light from the large windows and glass doors to the sun room. This additional room could be a great space for a play room or an office.

### First Floor

Ascending the stairs there is a good size single bedroom with built in storage for added convenience, along with two double bedrooms, also with built in storage. There is a stylish modern bathroom with a shower over the bath, basin and heated towel rail. A separate w/c completes this floor.

### External

To the rear is a west facing, private enclosed low maintenance artificial lawned garden, with a shed, clothesline and patio area, ideal for entertaining. To the front there is an area for your bins and an additional storage unit. The property also benefits from a communal green.

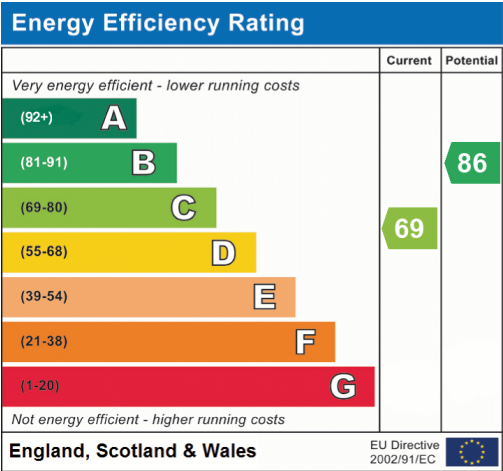
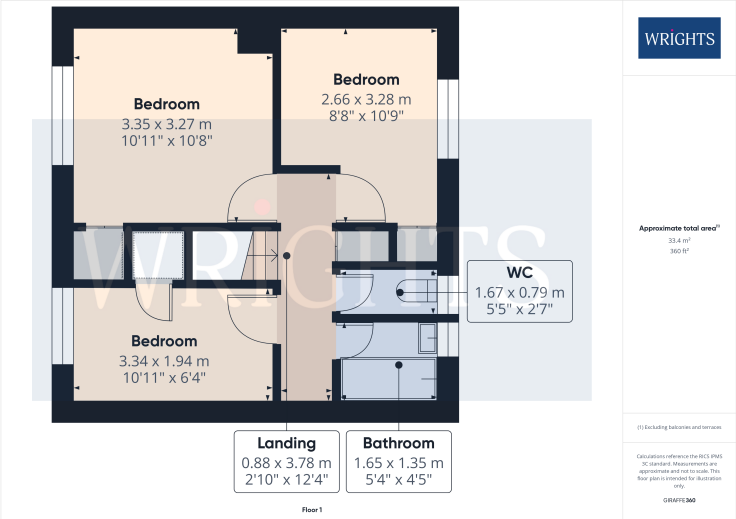
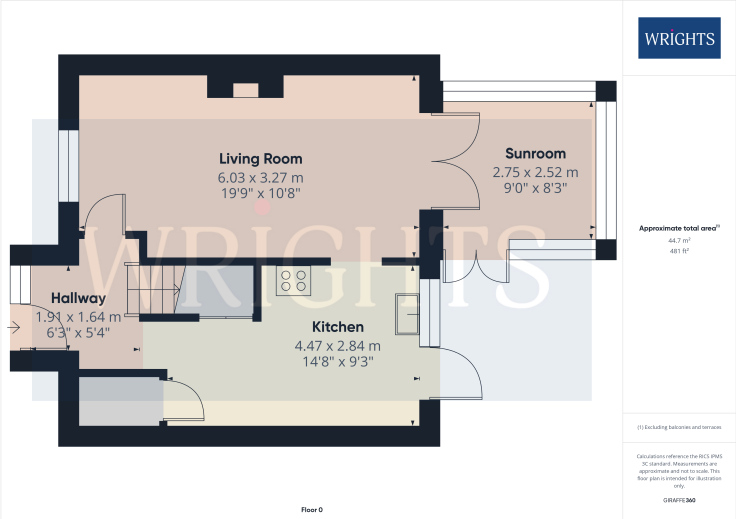
### About Welwyn Garden City

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.



FLOORPLAN & EPC

WRIGHTS



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