



WRIGHTS

27 Becket Gardens, Welwyn, Hertfordshire, AL6 9JE

- CHAIN FREE
- CUL-DE-SAC
- CLOSE TO THE VILLAGE CENTRE
- LARGE DRIVEWAY
- LANDSCAPED GARDEN WITH ACCESS
- CATCHMENT FOR WELWYN ST MARYS PRIMARY SCHOOL
- TWO RECEPTION ROOMS
- W/C AND UTILITY ROOM
- CLOSE TO A1M



PROPERTY DESCRIPTION

****CHAIN FREE**** £100 JOHN LEWIS VOUCHER UPON SUCCESSFUL COMPLETION VIA WRIGHTS. A wonderful opportunity to purchase this THREE BEDROOM family home positioned in this sought after QUIET CUL-DE-SAC just a stones throw from Welwyn Village high street. The property features a converted garage which has created additional living space and the bonus of a W/C and UTILITY ROOM. The property benefits from a LARGE DRIVEWAY and LANDSCAPED REAR GARDEN. Potential to extend to the rear as neighboring properties have done (Subject to the usual planning consents). St Mary's primary school is a hop, skip and a jump from the residence. Easy access to the A1M and A414. Welwyn North station serving Kings Cross is a short drive from the property. A viewing comes highly recommended to appreciate the potential of the home. Energy rating C.



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

LIVING ROOM

A spacious room which features a dual aspect to the front and rear, French doors out to the rear garden.

KITCHEN

A range of wall and base units, two large storage cupboards. Door and window to the rear garden.

SNUG/ PLAY ROOM

An ideal home office or play room. Window to the front elevation.

W/C, UTILITY ROOM

Space and plumbing for washing machine, butler style sink and low level w/c.

FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

Window to front elevation.

BEDROOM TWO

Window to rear elevation.

BATHROOM THREE

Window to front elevation.

FAMILY BATHROOM

A large bathroom which features a four piece suite. Window to the rear elevation.

OUTSIDE

REAR GARDEN

Professionally landscaped, the garden features sleek grey sandstone, sleeper edge borders which are well stocked. Lawn area, timber shed and gated pedestrian rear access.

FRONT

A deep frontage with a large driveway which can accommodate 2-3 cars. Lawn area with a lovely silver birch.

COUNCIL TAX BAND E

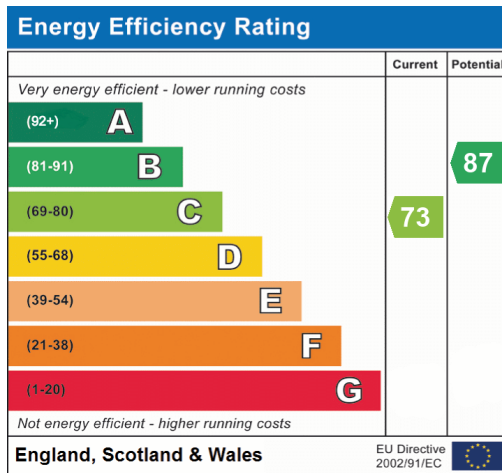
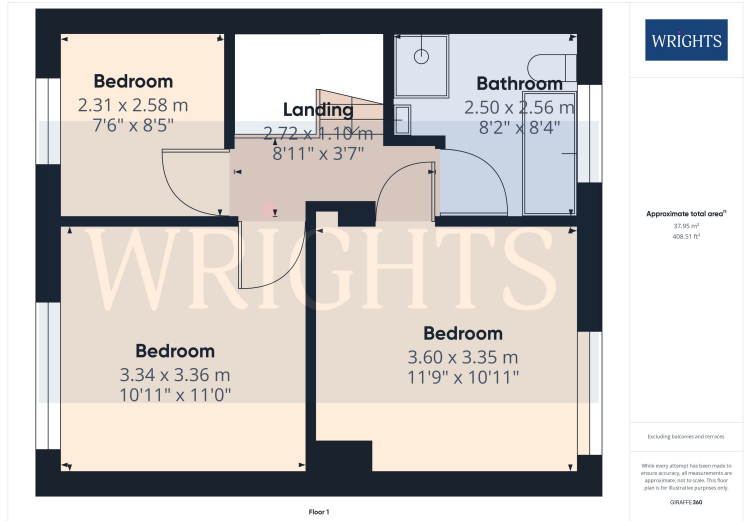
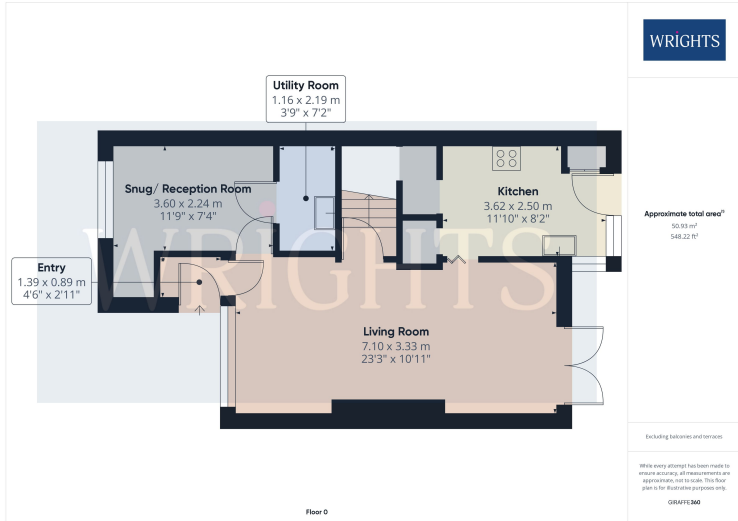
£2,699.52

ABOUT WELWYN VILLAGE

Welwyn lies 25 miles North of London on the route of the original Great North Road, and has the River Mimram crossing at the South end. So it is not confused with Welwyn Garden City, a large modern town close by, it is often referred to as "Old Welwyn". The centre of the village retains an old charm reminiscent of its coaching heyday and includes many historical and architecturally interesting buildings. It is dominated by the Parish Church of St. Marys, which sits at the junction of the High Street and Church Street. These streets are lined with a selection of general and specialist shops, including a Tesco Express, a good choice of pubs and restaurants, a doctors and dentists surgeries, which all give the village a busy, vibrant feel and growing café culture. In particular there is the popular 5* rated restaurant/pub, The Wellington, a fabulous Italian restaurant and a choice of five other pubs! The edge of the village has allotments and large playing fields.



FLOORPLAN & EPC



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