



# 50, Peartree Lane

Welwyn Garden City,  
Hertfordshire, AL7 3UD  
Guide Price £550,000

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A RARE OPPORTUNITY!! This 3 bed EXTENDED detached property is in need of full modernisation but has bags of potential. With the extension being used as an annex currently and the house being on a large plot there is so much that could be done. (STPP). Ideally located close to the town center and train station this could be a dream family home.

- 3 BED EXTENDED DETACHED PROPERTY
- EXTENSION BEING USED AS AN ANNEXE CURRENTLY WITH BEDROOM,BATHROOM AND SMALL KITCHENETTE
- OFF ROAD PARKING
- REQUIRES FULL MODERNISATION
- POTENTIAL TO EXTEND FURTHER (STPP)
- GROUND FLOOR BATHROOM
- CLOSE TO TOWN CENTER AND TRAIN STATION
- LARGE GARAGE WHICH COULD BE CONVERTED (STPP)
- FREEHOLD

## Ground Floor

### Entrance Hall

Wide entrance hall with carpeted stairs leading to 1st floor. Doors leading to downstairs bathroom, kitchen and living room. Radiator.

### Living Room

Large living room with featured bay window. Two thermostatically controlled radiators.

### Downstairs Bathroom

Three piece bathroom suite comprising of low level bath and tap shower attachment. Low level WC and sink basin.

### Kitchen

A selection of wall and floor storage cupboards with wood frontage. Door leading to side passage that leads to garden. integrated double oven and integrated four gas hob burner with extractor hood over. Georgian style double glazed UPVC windows overlooking the rear garden. Wall mounted Worcester boiler. Space for freestanding fridge freezer. Space for under the counter washing machine.

### Extension

### Living Room / Office Space

Double glazed UPVC door leading from the rear garden into a living room or could be used as office space. Space for free standing fridge freezer. Door leading into bathroom, door living into bedroom



## Bathroom

Three piece bathroom suite comprising of low level panel bath with chrome mixer tap and shower attachment above. Sink basin and low level WC. Extractor fan. Radiator. Partially tiled.

## Bedroom

Carpeted. Radiator. Obscure glass double glazed UPVC windows overlooking the rear garden. UPVC door to rear garden. Small opening to small kitchenette area.

## Kitchenette

Space for freestanding cooker. frosted glass double glazed UPVC windows overlooking the side. Extractor fan. Stainless steel sink basin with chrome mixer tap.

## First Floor

### Landing

Double glazed UPVC window overlooking the extension. Doors leading to all three bedrooms and door leading to a storage area which is housing the water tank. Loft access.

### Master Bedroom

Laminated flooring. Double glazed UPVC Georgian style windows overlooking the front. Radiator.

### Bedroom Two

Continuation of laminated flooring. Georgian style double glazed UPVC windows overlooking the rear garden. Radiator.

### Bedroom Three

Continuation of laminated flooring. Dual aspect double glazed Georgian style UPVC window overlooking the front and side. Radiator.

## Exterior

### Front Garden

Wooden gates leading to driveway for three to four cars. Good size side garden which is mainly laid to the lawn with a selection of shrubs hedges and trees. Access to the front door and roll over garage door. Side access to the rear garden.

### Rear Garden

Paved pathway leading to two rear doors in the extension. Mainly gravelled with a selection of hedges and trees.

## Agents Notes

Tenure: Freehold. - Detached.

EPC Rating: D.

Council Tax Band - D £2225 P.A April 2024 - March 2025.

Built Of Standard Construction.

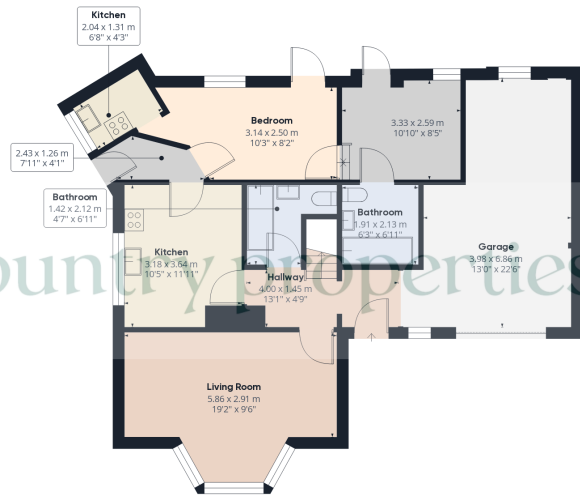
There is mains Electric, Gas, Water and Sewage to the property.

Broadband is available at up to 1000mbps  
There is excellent mobile phone signal available on all networks.

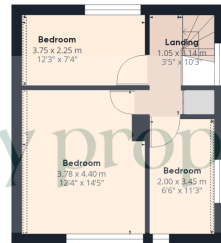
Flood Risk Is Low.



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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

132.78 m<sup>2</sup>  
1429.23 ft<sup>2</sup>

**Reduced headroom**

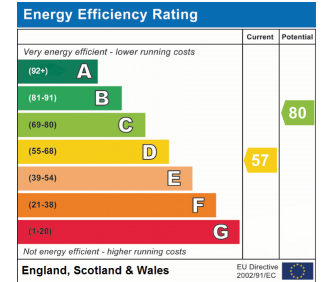
1.45 m<sup>2</sup>  
15.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

⊠ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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