

REDUCED

£514,500 Freehold



# 107 Boundary Lane, WELWYN GARDEN CITY, Hertfordshire, AL7 4EG

- BESPOKE GRANITE KITCHEN
- SOUTH FACING REAR GARDEN
- QUIET CUL-DE-SAC
- CLOSE TO AMENITIES AND SCHOOLING
- CLOSE TO TOWN AND THE MAINLINE STATION
- WELL EXTENDED FOUR BEDROOM FAMILY HOME
- OVERLOOKING A PEACEFUL GREEN
- TASTEFULLY DECORATED AND UPGRADED
- PLENTY OF UNRESTRICTED PARKING

WRIGHTS

**Wrights of W G C**  
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## PROPERTY DESCRIPTION

A Superbly EXTENDED family home positioned in a quiet CUL-DE-SAC which enjoys leafy views. This is a wonderful opportunity to purchase a versatile home which has been carefully extended to create an ADDITIONAL RECEPTION ROOM, UTILITY ROOM, GROUND FLOOR SHOWER ROOM AND 4TH BEDROOM/ home office. A wonderful bespoke GRANITE kitchen with classical features such as double bowl butler sink and Rangemaster cooker. Separate lounge and wonderful living room in the orangery extension with French doors that lead out to the SOUTH FACING rear garden. Upstairs there are three good sized bedrooms and a family bathroom suite. Outside there are plenty of residents bay parking and a wonderful green which makes the perfect play area for children. The property features REPLACEMENT DOUBLE GLAZED WINDOWS. Just 1.5 miles from the town centre and mainline station serving Kings Cross and Moorgate in under 30 minutes. Easy commute with major road links such as the A414 and A1M close by. Walking distance to a choice of primary schooling. A must see property to appreciate the flexibility of the home. Energy rating C.





## ROOM DESCRIPTIONS

### WHAT THE OWNERS SAY

"This is a home that offers comfort, warmth, and space to grow. Bright and full of character, it has everything a family could ask for. The feature fireplace creates a cozy atmosphere, while the spacious kitchen is perfect for everything from quiet family dinners to lively get-togethers. The south-facing garden is a standout feature – ideal for summer barbecues, relaxing afternoons, or letting the kids play freely. The neighborhood is peaceful yet well-connected, offering the best of both worlds. With major supermarkets, parks, and green spaces nearby, plus easy access to Welwyn Garden City Centre and direct trains to London, everyday life is both convenient and enjoyable. We've truly loved living here and hope it will bring as much happiness and comfort to its next owners"

### GROUND FLOOR

#### ENTRANCE HALL

Under stairs cupboard and stairs leading to first floor. Upgraded floor covering.

#### LOUNGE

4.1m x 4m (13' 5" x 13' 1") Sleek Grey laminate flooring, feature wood burner and surround, shelving to the recesses. Double door way leading neatly into the Family Room.

#### FAMILY ROOM

5.54m x 2.85m (18' 2" x 9' 4") The sleek flooring continues, a cosy room to spend an evening or an ideal play room for children. Super bright with French doors leading out to the garden, additional windows and a large sky lantern.

#### OPEN PLAN KITCHEN DINER

3.9m x 2.62m (12' 10" x 8' 7") A large range of shaker style wall and base units which include floor to ceiling larder units and pan drawers. Double bowl butler sink, Rangemaster gas range cooker with extractor, granite worktops and under counter lighting. Space and plumbing for American fridge/freezer. The porcelain tiles complete the look. Dining area: 4.00m x 2.25m (13' 1" x 7' 5")

#### INNER LOBBY/ UTILITY

Space and plumbing for dishwasher, washing machine and tumble dryer. Vaillant gas boiler and worktop. Two large larder cupboards.

#### SHOWER ROOM

Tiled walls and floor, double walk in low level shower with rainfall and hand held shower attachment. W/c, sink with vanity unit and chrome towel rail. Heated airing cupboard with radiator inside.

### BEDROOM FOUR

3.13m x 2.05m (10' 3" x 6' 9") South facing view to the rear garden.

### FIRST FLOOR

#### LANDING

Window to front elevation, loft access and airing cupboard.

#### BEDROOM ONE

4.15m x 3.52m (13' 7" x 11' 7") Window to the south facing elevation.

#### BEDROOM TWO

4.15m x 2.78m (13' 7" x 9' 1") Window to the south facing elevation.

#### BEDROOM THREE

2.64m x 2.00m (8' 8" x 6' 7") Plus alcove. Window to front.

#### BATHROOM

Luxury three piece suite comprising panel bath with mixer taps. Low level w/c, sink and vanity unit. Chrome towel rail and tiled walls and floor. Windows for ventilation.

### OUTSIDE

#### REAR GARDEN

South facing aspect. Natural stone patio, laid to lawn.

#### FRONT GARDEN

Pretty "Garden City" style hedge, path and lawn.

### PARKING ARRANGEMENTS

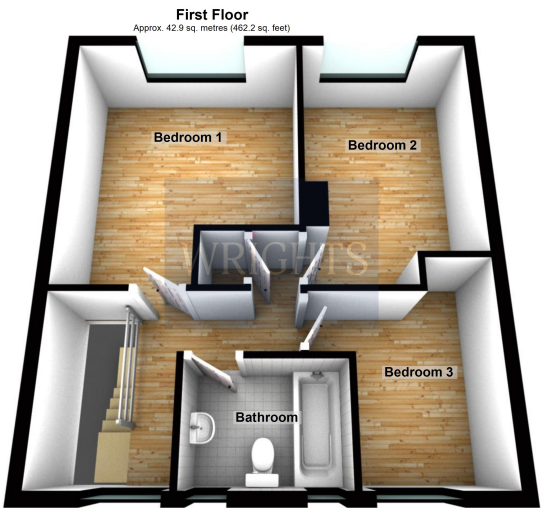
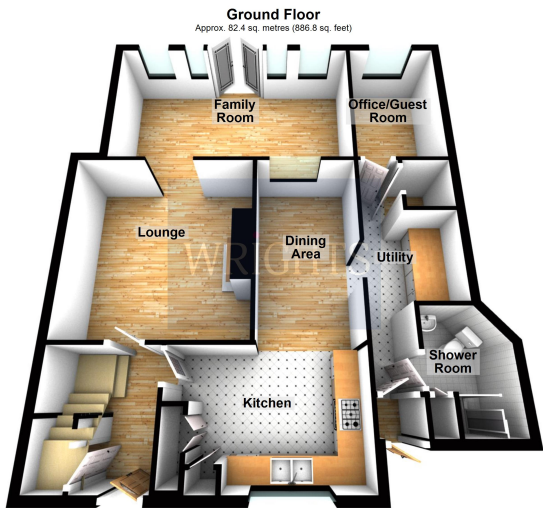
Unrestricted residents bay parking plus street parking.

### COUNCIL TAX BAND D

### ABOUT WELWYN GARDEN CITY

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualised as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal points are the Howard Centre home to popular high street retailers and a John Lewis department store. Complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts.





Total area: approx. 125.3 sq. metres (1349.1 sq. feet)

