



52 Howlands, Welwyn Garden City, Hertfordshire, AL7 4RE

- SPACIOUS THREE BEDROOM FAMILY HOME WITH PLENTY OF POTENTIAL
- DRIVEWAY
- GOOD SIZE GARDEN
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO A414 AND A1M
- WALKING DISTANCE TO COMMONSWOOD PRIMARY SCHOOL
- OPEN COUNTRYSIDE WALKS ON YOUR DOORSTEP



PROPERTY DESCRIPTION

This three-bedroom family home is located on a sought-after residential street. It boasts spacious rooms with significant potential for further extension, subject to the necessary planning consents. The property features a driveway for off-street parking and a generously sized bedroom. Having been in the same family for generations, this great opportunity provides a blank canvass for the next growing family. Howlands is a desirable area, providing easy commuting with quick access to the A414 and A1M, as well as being a short drive from the town center and mainline station. Families will appreciate the convenience of Commonswood Primary School within walking distance, along with Hall Grove shops just around the corner and picturesque countryside walks nearby. This property is attractively priced for its potential and is a must-see!



ROOM DESCRIPTIONS

SALE CONDITONS

The property is in need of full modernisation and no guarantees or warantees are provided. A buyer must rely upon their own searches. The vendors are aware that the roof covering is the original and that the under felt has perished which is typical of roofs on these homes on the street. The asking price has already factored in the need to re-roof the house and the general condition.

GROUND FLOOR

ENTRANCE LOBBY

Stairs leading to the first floor.

LIVING ROOM

Window to the front elevation and access to the Garden Room.

KITCHEN

A bright and spacious room. There is a window and door leading out to the rear garden.

GARDEN ROOM

Glazed to two elevations.

FIRST FLOOR

LANDING

Airing cupboard and loft access.

BEDROOM ONE

Window to the front elevation and storage cupboard.

BEDROOM TWO

Window to the front elevation and built in cupboard.

BEDROOM THREE

Window to the rear elevation.

BATHROOM

Bath and pedestal sink. Window to the rear elevation.

SEPARATE W/C

Window to the rear elevation.

OUTSIDE

REAR GARDEN

Mostly laid to lawn. A westerly facing aspect.

FRONT AND PARKING ARRANGEMENTS

Paving slabs providing off street parking for two cars. Howlands offers unrestricted street parking as well as Archers Ride which is close by.

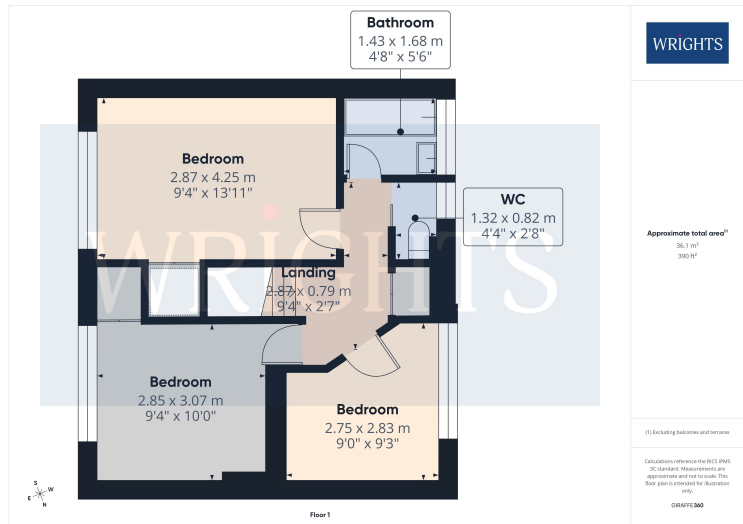
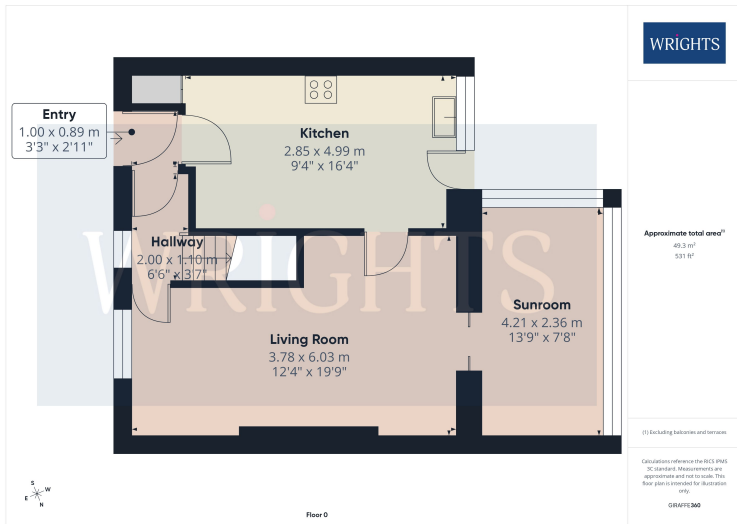
ABOUT WELWYN GARDEN CITY

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.

BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.





| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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