



3 Raymonds Plain, Welwyn Garden City, Hertfordshire, AL7 4TQ

- First time on the market in over four decades
- Three bedroom family home
- Dual aspect kitchen / diner
- Utility room
- Bright and airy lounge
- Downstairs WC
- Driveway for three cars & EV charging point
- Newly fitted boiler
- Impressive out building



PROPERTY DESCRIPTION

Located in a sought-after residential area, this well-presented three-bedroom semi-detached home is coming to market for the first time in over four decades. Lovingly maintained and offering spacious, versatile living, this property is ideal for families, professionals, or those seeking a home with excellent work-from-home potential. Upon entering, you're greeted by a welcoming hallway that leads to a generous dual-aspect kitchen/diner—perfect for family meals or entertaining guests. A separate utility room provides additional storage and functionality, while the bright lounge with patio doors opens directly onto the garden, creating a seamless indoor-outdoor living experience. A downstairs WC completes the ground floor. Upstairs, you'll find two well-proportioned double bedrooms—both with built-in storage—alongside a single bedroom, also featuring built-in storage. The family bathroom is fitted with a bath and overhead shower, basin, and toilet. Externally, the home continues to impress with a side access path leading from the front to the rear garden, where you'll discover a smart patio area and a well maintained garden—ideal for summer relaxation or entertaining. There is then the addition of an impressively equipped gym with power, offering a unique space for fitness or working from home. To the front, the property benefits from a driveway with space for three vehicles and an electric vehicle charging point. Presented in good decorative order throughout, this is a rare opportunity to purchase a much-loved family home in a desirable location, close to local amenities, offering comfort, space, and excellent lifestyle features.



ROOM DESCRIPTIONS

WELCOME TO RAYMONDS PLAIN

As you walk through the door of this well presented family home, you are welcomed into a hallway, leading to a dual aspect modern open plan kitchen / diner, bathed in plenty of natural light, equipped with modern appliances. There is also the added benefit of shoe and coat storage in the walk through from the front of the property to the back, with access to the utility room. The lounge is an inviting space ideal for spending quality time together, with the added bonus of patio doors to the rear garden. The downstairs benefits from a w/c with basin.

HEAD ON UP

As you ascend the stairs, the well lit landing gives access to a single bedroom with built in storage, a double bedroom with built in storage and the well proportioned principal bedroom, again with the added convenience of built in storage. The family bathroom is sleek and modern with a shower over the bath, basin and toilet, ideal for families.

OUTSIDE SPACE

The rear of the property offers a private laid to lawned garden and patio area, ideal for relaxing and entertaining, but the stand out feature is undoubtedly the summerhouse currently used as a home gym or could be used alternatively as an office as there is power and wi-fi already in place.

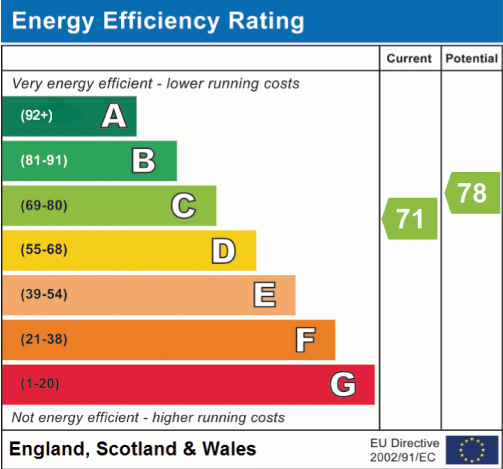
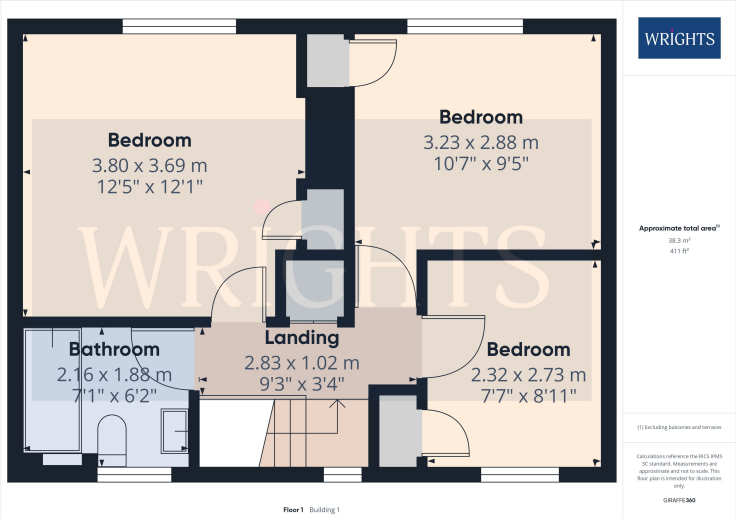
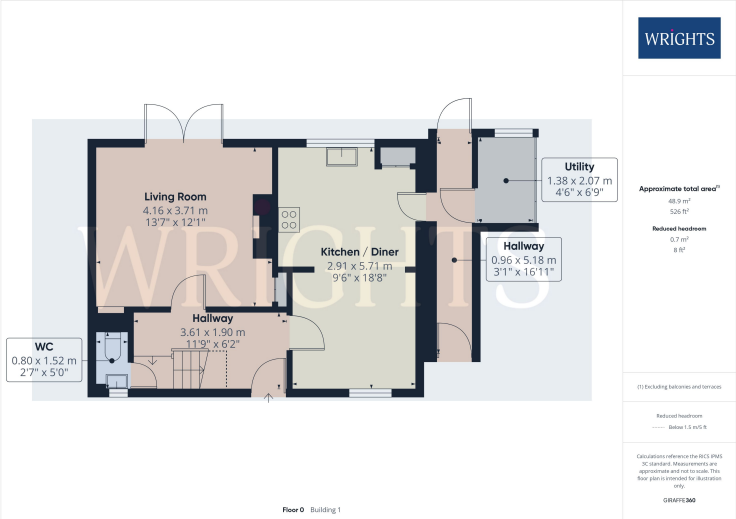
The front of the property boasts ample parking for multiple vehicles and the addition of an electric charging point only adds to the appeal.

COUNCIL TAX BAND - D

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.





Welwyn Garden City
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