



WRIGHTS



41 Crossway, Welwyn Garden City, Hertfordshire AL8 7ED

Offers Over £600,000 - Freehold

Property Summary

****CHAIN FREE** VIEWING LAUNCH DAY SATURDAY 19TH JULY STRICTLY BY APPOINTMENT**** Located on the prestigious WEST SIDE AL8. An exclusive street, Crossway is a beautiful tree lined 1950's Garden City delight featuring exclusive homes in a serene setting with bright yellow daffodils all planted by the local community along side to give that extra special experience when driving through. This HEAVILY EXTENDED FIVE BEDROOM home which has been in the same family ownership since the 1970's with its period design offers so much potential to create your very own charming residence. A very well proportioned home on a LARGE PLOT boasting superb ground floor space, A GARAGE and DRIVEWAY. Five great size bedrooms which all benefit from built in storage. Period features include PARQUET FLOORING and original joinery. Only 1.7 miles from the town centre where you will find the mainline station serving Kings Cross. Welwyn village and Welwyn North station are within walking distance. Open countryside walks close by with Hertfordshire's finest rolling countryside and unspoiled views and Sherrards Woods are on your door step. Catchment for renowned primary schools such as St Johns and Monks Walk secondary school. Close proximity to major links such as the A1M and B1000. A viewing comes highly recommended to appreciate this rare home.

Features

- CHAIN FREE
- HEAVILY EXTENDED FIVE BEDROOM FAMILY RESIDENCE
- OOZING WITH 1950'S CHARACHTER FEATURES AND POTENTIAL
- A SHORT DISTANCE FROM WELWYN NORTH MAINLINE STATION
- CHAIN FREE SALE ENSURING A SWIFT AND EFFICIENT PURCHASE
- AT THE HEART OF THIS EXCLUSIVE WEST SIDE TREE LINED STREET
- VERSATILE LIVING ACCOMMODATION WITH FANTASTIC SPACE
- CLOSE TO MONKS WALK SENIOR SCHOOL
- GARAGE AND DRIVEWAY

Room Descriptions

A FEW WORDS FROM THE FAMILY

Number 41 evokes wonderful memories for us as children growing up in the early 1970s onwards. Mum and dad (John and Diana), moved there in 1970 from a flat in Stanborough Green and were very proud of their new home. Apart from their eldest son, Greg, their other four children were all born while they lived at 41. The wooded green area with its quiet roads and the nearby Sherradspark Woods were a great playground for building treehouses and swings for us as children and provided us with a lot of space to roam. Monks Walk School gave us a great start in life and being just a 8 minute walk away from home made our friends envious at the end of the school day. Mum was a school teacher and was very child focused and our house was very much the “youth club” for the children on Crossway in the 1970s and 1980s.

Continued

Her Christmas dinners, Bakewell tarts and flapjacks were legendary. Dad, when he wasn't working on his cars or in the garden, was always on hand to play football, golf or go running with anyone who would join him on Monks Walk school field. Dad was a very keen gardener and also built the fish ponds at the front of the house and the paddling pool for us at the back which we all enjoyed with friends in the Summer holidays. Our mum and dad were well known and popular people on Crossway and their gardens were always a blaze of colour in Summer. They were very attached to Crossway and loved Sherradspark Woods where they would walk our dogs. They had the house extended twice, firstly, in the late 1970s and then secondly in the late 1980s to give us all more space. They had to leave 41 eventually, of course, but the hope is that a new family will find as much happiness there as we all did over the last 50+ years.

WELCOME TO CROSSWAY

Set at the heart of this exclusive West Side street, enjoy this fantastic and well loved family residence. The Ground floor greets you with a large entrance hall and a warm welcome. You will note the original parquet floor covering. Off this space is a handy shower room. There is a large living toom which features a front facing asepct via the bay window and also has the parquet flooring. For convenience, this room is separated by sliding doors which lead into the dining room so to create an open plan or cosy setting. The parquet flooring continues in this room. There is a sunny reading nook in the extension which overlooks the mature garden.

IN ADDITION

The kitchen is a generous size and also overlooks the rear elevation. This room leads neatly off to the side extension where there is a further reception room which provides a versatile living space for families. This room offers patio doors out to the garden. There are a set of French Doors which lead out to a covered passageway, currently being used as a utility room with access to the front garden and garage.

HEAD ON UP

The landing is spacious, there is an airing cupboard and loft access via the permanent ladder off this space. All bedrooms feature fitted cupboards to maximise storage solutions. Four of the bedrooms are doubles and the fith bedroom is a great sized single room. Bedrooms three and four could easily be made into one large room which was its original purpose, this would then create a dual aspect room, or even a principal bedroom with en-suite. The family bathroom is a great size and features a rear facing aspect.

TOUR THE GROUNDS

A charming garden which has been created by the family over the years and thoroughly enjoyed. Separated to two levels, the mature and carefully considered shrubs and leads up to a secret garden area where the family had a small paddling pool created to enjoy the warm summers. The Garage is to the front and and there is a driveway providing ample off street parking. The front garden is well stocked and features a pond, there is further potential to create additional off street parking (stpp). Digswell Park Road offers unrestricted parking for ease.

ADDITIONAL INFORMATION

The property is being sold subject to the grant of probate to which has already been applied for. It is evident and noted that the roof covering is in need of upgrading due to the felt underlining perishing which is common on properties of this age and in this area. Whilst the property is in need of modernisation, this has all been factored into the asking price.

COUNCIL TAX BAND E

ABOUT THE WEST SIDE

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. Conceptualized 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 point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.

