



17 Sherrardspark Road, Welwyn Garden City, Hertfordshire AL8 7JW

£1,250,000 - Leasehold

Property Summary

Wrights are delighted to showcase this original Welwyn Garden City residence situated on the highly regarded and sought after Sherrardspark Road. Constructed in 1932, this charming home has been in the same ownership for in excess of five decades. Positioned in a small cul-de-sac of just three homes and occupying an expansive plot which offers a southerly aspect to the rear. Designed by James and Bywaters Architects in 1932 (famous for their involvement with the design of Hertford County Hall). Boasting accommodation across three floors measuring in excess of 1700 sq/ft. This remarkable home features loft space. Stylish Art Deco delights are noted throughout. Delightful landscaped gardens which wrap around the property with a south westerly facing aspect. There is plenty of off street parking and the added bonus of a large detached garage. Easy access to the Sherrards Woods and a short stroll into the vibrant town centre, which offers a variety of amenities, weekend food markets, and community events like Cinema on the Green. Additionally, it is conveniently located within walking distance of Templewood Primary school and Monks Walk Secondary School and just a short journey from the mainline station providing quick access to Kings Cross and Moorgate. Don't miss the chance to make this charming residence your new home, showcasing delightful features and undeniable charm! The property is being sold with no onward chain. Read on...

Features

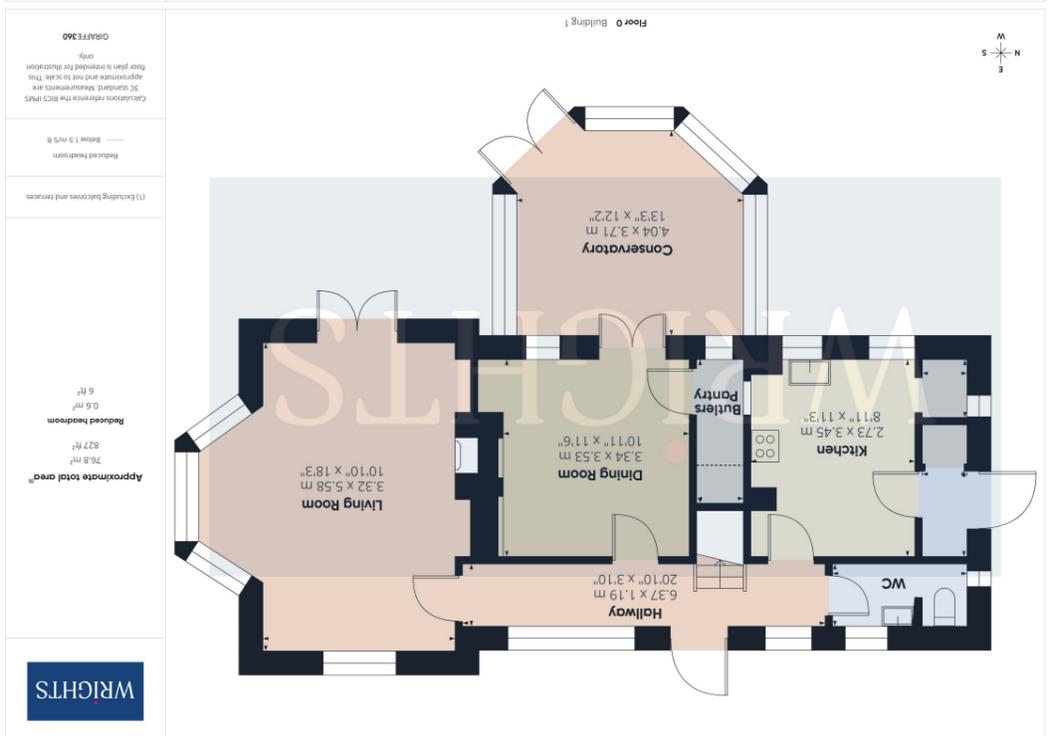
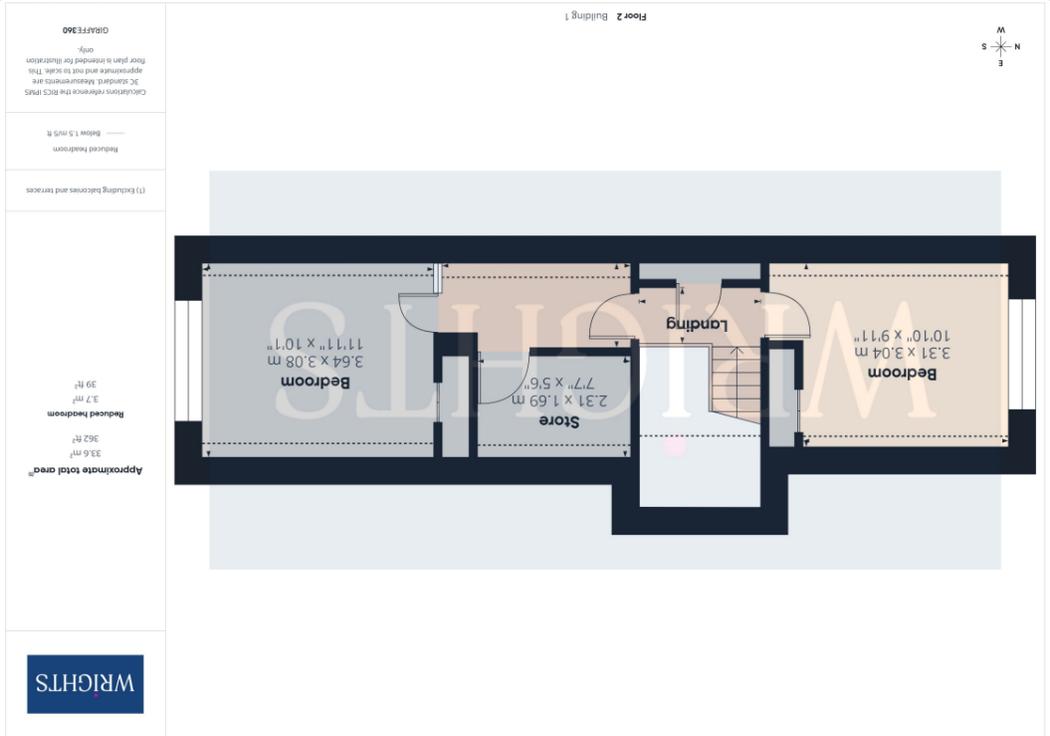
- HIGHLY SOUGHT AFTER CUL-DE-SAC OF JUST THREE HOMES OVER THE WHITE BRIDGE
- EXTENSIVE ACCOMMODATION ACROSS THREE FLOORS IN EXCESS OF 1700 SQ/FT
- BEAUTIFUL LANDSCAPED WRAP AROUND GARDENS
- FIVE BEDROOMS
- CATCHMENT FOR TEMPLEWOOD PRIMARY AND MONKS WALK SENIOR SCHOOL
- OVER THE WHITE BRIDGE, A SHORT LEVEL WALK INTO THE TOWN CENTRE AND MAINLINE STATION
- NO ONWARD CHAIN
- DETACHED GARAGE AND DRIVEWAY

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 70 |
| (55-68) | D | | |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



WRIGHTS
Portfolio





Room Descriptions

WELCOME TO SHERRARDSPARK ROAD

Take a leisurely stroll from the town centre along the Campus and over the White Bridge. Enter Sherrardspark Road which is the most delightful tree lined street. The residence lies at the end of an exclusive cul-de-sac nestled between two beautiful red brick Garden City Homes and is just one of three detached homes in a leafy setting. Having been loved by the same family for over five decades, this property sits gracefully in the corner of the close. Boasting a wide south westerly facing plot, you will appreciate the imposing presence of this home. Upon entering, the main hallway serves as a central hub, connecting the expansive accommodations of the house. Period features, including original joinery are evident throughout. Off this hallway, you will find a w/c for practicality.

IN ADDITION

The living room is situated on the south side of the residence, making it the brightest of all rooms with triple aspects featuring south and west view. This cosy yet spacious area is flooded with natural light, featuring a charming bay window that serves as an ideal reading nook. French doors open out to the rear garden. The dining room occupies a central position in the home and has been the backdrop for many family celebrations. It includes a butler's pantry with a service hatch connecting to the kitchen, and the dining space seamlessly flows into the conservatory, offering 180-degree views of the garden. On the north side of the house, the kitchen features a rear aspect view and retains the original pantry, along with repurposed coal and coke holes that preserve the property's period charm. A convenient door leads directly to the garden.

HEAD ON UP

The landing is bright and airy, featuring an additional staircase leading to the upper floor. Three windows overlook the garden, complemented by a large window at the front elevation. The principal bedroom is situated on the south side and offers dual aspects of the front and side gardens. This floor also includes two further double bedrooms and a family bathroom. On the top floor, there are two spacious bedrooms one originally labeled as a "maid's room" in the original plans and the other designated as a "Work Room." Both rooms are filled with natural light and provide leafy views. Additionally, there is a practical storage room for added convenience.

TOUR THE GROUNDS

A generous front garden with a spacious driveway creates a striking and welcoming approach to this impressive home, offering excellent kerb appeal and ample parking. The beautifully landscaped garden wraps around the property, enjoying south and west-facing aspect that provides sunshine from morning through to evening. An enchanting pathway leads through a stunning botanical setting, passing a sculptural magnolia tree, vibrant rhododendrons and a spectacular display of camellias in full bloom. Mature oak trees add grandeur, casting gentle shade across the well-kept lawn that forms the centrepiece of the outdoor space. Established borders filled with specimen plants and lush ground cover deliver year-round colour and texture, complemented by a selection of fruit trees and a well-placed fig tree. Completing the garden, a practical potting shed and a sun-drenched greenhouse provide excellent facilities for keen gardeners and year-round cultivation.

PARKING ARRANGEMENTS

The Driveway provides ample off street parking and there is an added benefit of a detached Garage. Outside of the close, Sherrardspark Road offers Resident permit holder parking.

WHAT THE FAMILY SAY

This house has been in our family for just under 60 years with 3 generations enjoying its peaceful location, living space and surrounding garden, in fact as I write this I am aware of the beautiful birdsong. Our father was a keen plantsman & created the garden as it is today, spending countless hours over many years tending to it, We as children were given little plots to grow things in, whilst my brother grew an amazing selection of alpiners, my sister & I grew potatoes!! Mum was the homemaker and looked after us all very well, creating a very comfortable home for us all which they were able to enjoy for over 30 years after Dad retired. We have wonderful memories of us as children using both the house & garden to playing & even the cul-de-sac to ride our bike & play badminton and our family home has been the location of countless family gatherings over the years.

MATERIAL INFORMATION

999 Year Garden City Lease from 1932 with an annual peppercorn ground rent of £15.00 Traditional Garden City homes, may be leasehold, typically with lease terms set at an impressive 999 years from the time of construction. Ground rents and service charges are generally minimal, and obtaining a mortgage on these leases poses no challenges, provided the lease term is clearly outlined. For those interested, the freehold can often be purchased directly from Welwyn Hatfield Council at a minimal cost. For more detailed information on purchasing the freehold, we recommend visiting Welwyn Hatfield Council's website. Council Tax Band G.

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. Conceptualised as a harmonious blend of urban conveniences and rural tranquillity, 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. 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.

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.

