



87 Lodge Field, Welwyn Garden City, Hertfordshire, AL7 1SE

- CHAIN FREE
- POPULAR NO THROUGH ROAD CLOSE TO HALDENS SHOPS AND RENOWNED SCHOOLING
- 20 MINUTE WALK TO THE TOWN CENTRE AND MAINLINE STATION
- RESIDENTS PERMIT PARKING
- THREE GOOD SIZE BEDROOMS
- EASY COMMUTE TO THE A414 AND A1M
- LARGE GARDEN



PROPERTY DESCRIPTION

****CHAIN FREE**** Welcome to this spacious three bedroom family home, ideally located just a few minutes drive from the vibrant town centre and mainline station. This property serves as a blank canvas, perfect for first-time buyers or investors eager to make their mark. This property offers functionality and spacious accommodation. Situated in this ever popular no through road and conveniently located within walking distance of renowned primary and secondary schools, making it an ideal choice for families, while Haldens shops are just a short stroll away for convenience. For further convenience, the A414 and A1M are easily accessible. A superb opportunity to transform this property into your dream family home!



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Doors leading to the living room and kitchen.
Staircase to the 1st floor.

LIVING ROOM

A dual aspect room with windows to the front and rear elevations. Feature fire place and surround.

KITCHEN BREAKFAST ROOM

A superb range of wall and base units. White goods to remain. This room features a dual aspect to the front and rear. There is also a breakfast area to the rear and there is a door that leads out to the garden.

FIRST FLOOR

LANDING

Airing cupboard and loft access.

BEDROOM ONE

Window to the front elevation plus storage cupboard.

BEDROOM TWO

Window to the front elevation, alcove plus storage cupboard.

BEDROOM THREE

Window to the rear elevation and storage cupboard.

BATHROOM

Panel bath with shower over, there is a separate w/c for convenience.

OUTSIDE

REAR GARDEN

A large easterly facing garden. Enclosed boundaries with timber fencing. Mostly laid to lawn, there is a timber shed and gated side access to the front via the shared passageway with the adjacent property.

PARKING ARRANGEMENTS

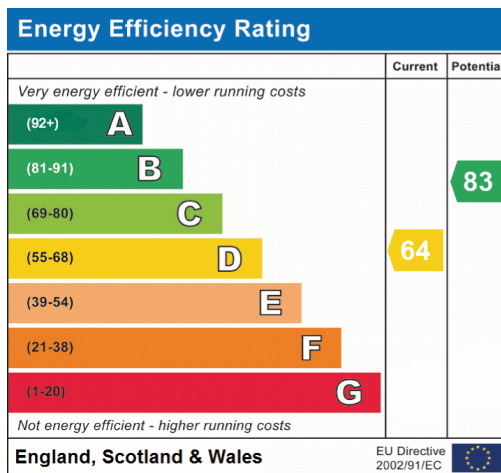
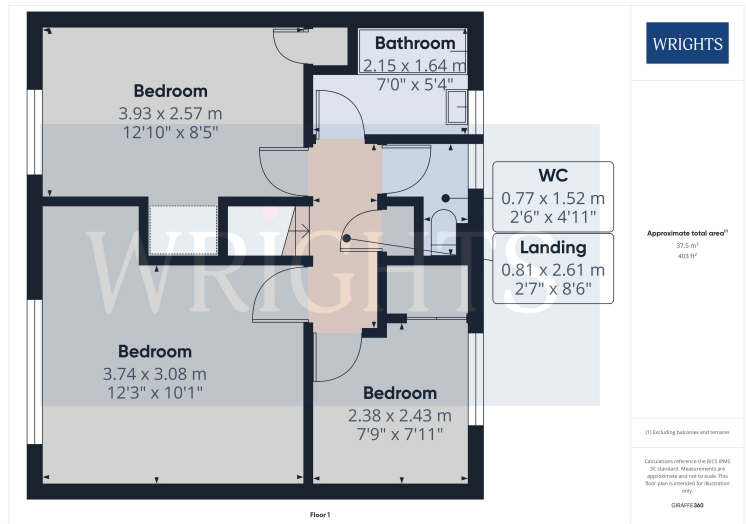
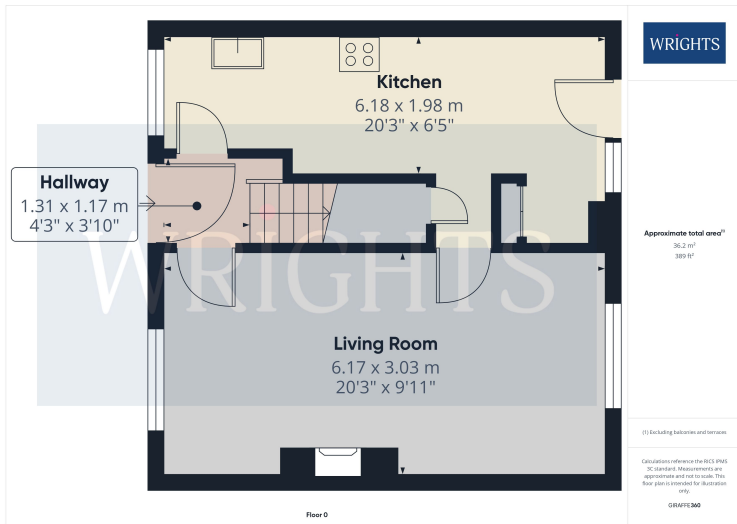
Residents only street parking by way of annual parking permit. Visitors permits are also available. Unrestricted street parking adjacent on Knightsfield.

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 Centre is located in the town 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.



FLOORPLAN & EPC



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