

Herns Lane WELWYN GARDEN CITY £370,000

Freehold



3 bedrooms



1 bathroom



1 reception room



garden



parking



****CHAIN FREE****A larger than average THREE BEDROOM family home. A great opportunity to really create a house into a home. Situated in a leafy street in a popular area of Panshanger, only a stones throw to the Panshanger parade of shops and Morrisons. Less than a few yards to the RIDGEWAY ACADEMY secondary school and a short walk from Panshanger Primary school. In need of some updating, this property really is a blank canvas. The property offers potential to extend to the rear, similar properties have created a modern feel to the 70's design with open plan kitchen/ diner across the rear of the property (subject to planning and building control approval). A garage conversion is possible to create further reception space currently measuring 5.30 meters in depth again subject to planning consents. Benefiting from double glazed windows and central heating. A private un-overlooked SOUTH FACING REAR GARDEN. This property really is a must see to appreciate the true potential. Energy rating D.

Herns Lane, WELWYN GARDEN CITY - continued...

GROUND FLOOR

PORCH

Access to the garage and storage cupboard.

HALLWAY

All rooms leading off, stairs to first floor and storage cupboard.

THROUGH LOUNGE DINER

7.54m x 3.45m (24' 9" x 11' 4") Narrowing to: 2.92m (9' 7") French doors out to the rear garden.

KITCHEN

2.88m x 2.75m (9' 5" x 9') A range of wall and base units. Door to garden.

CLOAKROOM W/C

FIRST FLOOR

LANDING

Airing cupboard with Glow Worm Combi boiler.

BEDROOM ONE

3.86m x 3.22m (12' 8" x 10' 7") Plus alcove with fitted wardrobes.

BEDROOM TWO

3.73m x 3.00m (12' 3" x 9' 10") Plus alcove.

BEDROOM THREE

2.90m x 2.20m (9' 6" x 7' 3") Plus built in wardrobe.

BATHROOM

OUTSIDE

REAR GARDEN

South facing aspect, laid to lawn with mature borders. Patio to the immediate rear with awning.

FRONT GARDEN

Hard standing for one car, additional paved area which could be incorporated into a larger driveway (subject to the usual planning consents).

GARAGE

5.72m x 2.52m (18' 9" x 8' 3") Electric roller shutter, tap and plumbed for washing machine.

Herns Lane, WELWYN GARDEN CITY - continued...

AGENTS NOTE

Most of the windows and doors have been upgraded to double glazed units.

COUNCIL TAX BAND D

£1836.63

ABOUT PANSHANGER

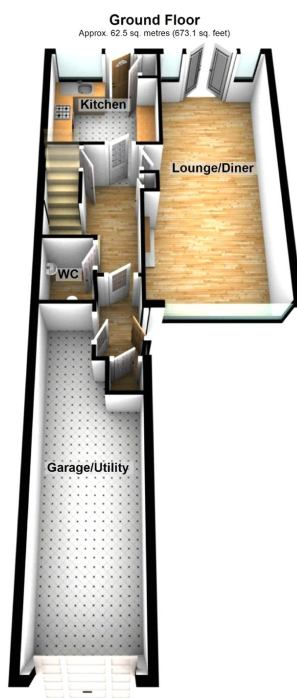
Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953

Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies.

Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.

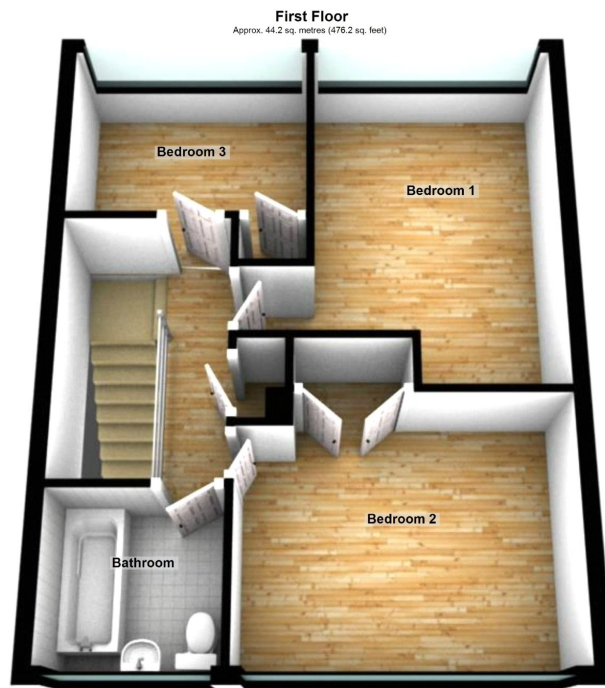
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		82
(69 to 80)	C		
(65 to 68)	D	68	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

FLOOR PLAN



Total area: approx. 106.8 sq. metres (1149.3 sq. feet)

Herns Lane, WELWYN GARDEN CITY - continued...



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