



# 120 Forresters Drive, Welwyn Garden City, Hertfordshire, AL7 2JQ

- Chain Free
- Fully Refurbished
- Three Bedrooms
- Modern Fitted Kitchen
- New Bathroom
- Newly fitted boiler
- New Flooring
- Integral Garage



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\*** Located in the ever-popular Panshanger area of Welwyn Garden City, this fully refurbished three-bedroom semi-detached home offers stylish, modern living in a family-friendly setting — just moments from local amenities, reputable schools, and scenic woodland walks. The property has been thoughtfully updated throughout, including new carpets and a sleek, contemporary fitted kitchen complete with integrated appliances. The spacious lounge/diner provides a comfortable living and entertaining space, with double doors opening into a bright conservatory that leads directly onto the rear garden. Upstairs, you'll find three well-proportioned bedrooms and a brand-new, stylish family bathroom featuring a shower over bath, basin, WC, and a heated towel rail. Outside, the rear garden is mainly laid to lawn with a patio area ideal for outdoor dining, a garden shed for storage, and side access via a secure gate. The front of the property benefits from a private driveway, garage, and has recently had sections tastefully repainted to enhance kerb appeal. This move-in-ready home is ideal for growing families or those looking for a turn-key property in a desirable location with green spaces and everyday essentials right on the doorstep.



## ROOM DESCRIPTIONS

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### Welcome To Forresters Drive

Set in the highly sought after area of Panshanger, this fully refurbished home is ideal for families or those looking to move into the area. Immaculately presented throughout, this three bedroom semi detached home is a real credit to the current owners. With a spacious and airy lounge diner there is plenty of space to relax and entertain. The newly fitted kitchen is a real stand out feature, with integrated appliances and stylish finish, everything you need is already there. The additional sun room offers additional space with views of the rear garden.

### First Floor

Ascending the stairs, the landing gives access to three well presented bedrooms, two overlooking the front aspect, airing cupboard with new boiler and impressive modern bathroom with a shower over the bath, basin, toilet and heated towel rail for added convenience.

### Externally

To the rear is a laid to lawn garden, a small patio area at the front of the garden and one at the rear. There is a shed for storage and access to the front of the property via a side gate. The property benefits from off street parking and a integral garage, that could be converted (subject to planning).

### The Local Area

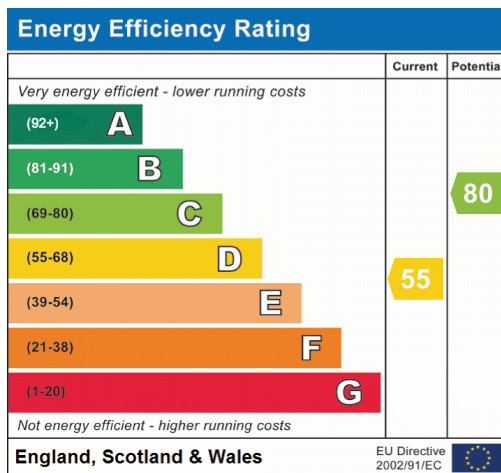
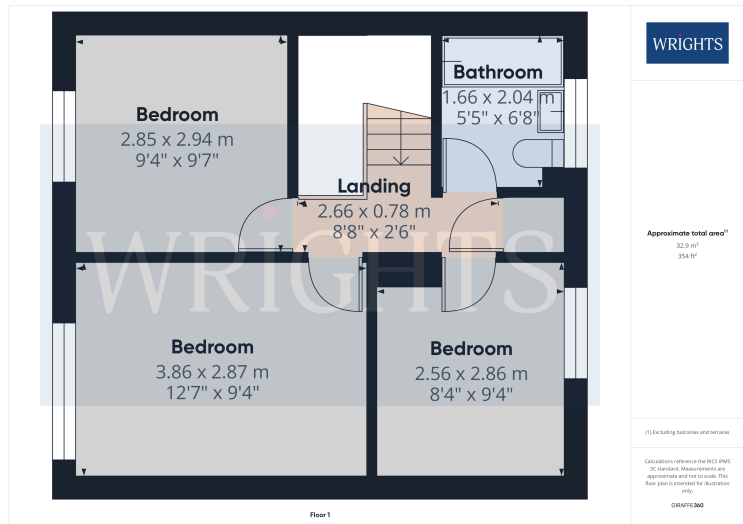
Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently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



# FLOORPLAN & EPC

WRIGHTS



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