



WRIGHTS

213 Thistle Grove, Welwyn Garden City, Hertfordshire, AL7 4AH

- CHAIN FREE
- THREE BEDROOM END OF TERRACE
- RESIDENTS PARKING
- CUL-DE-SAC IN A POPULAR RESIDENTIAL STREET
- GARDEN
- CLOSE TO OPEN COUNTRYSIDE AND FISHING LAKE
- WALKING DISTANCE TO COMMONSWOOD PRIMARY SCHOOL
- UPGRADED WINDOWS 2021



PROPERTY DESCRIPTION

****CHAIN FREE**** Nestled in a tranquil and established CUL-DE-SAC, this beautifully presented THREE BEDROOM END TERRACE family home offers an inviting retreat, overlooking a charming green space with PLENTY OF UNRESTRICTED RESIDENTS PARKING. REPLACEMENT WINDOWS AND DOORS IN 2021. Boasting generously sized rooms and a spacious rear garden, this property has been thoughtfully refurbished in recent years to enhance its appeal. The upper level features three well-proportioned bedrooms, complemented by a modern family bathroom. Ideally situated, the Hall Grove shops are just a leisurely stroll away, alongside a selection of esteemed Primary Schools, including the renowned Commonswood JMI, all within walking distance. Commuting is a breeze with the A414 and A1M conveniently nearby, and both the Town Centre and Mainline station just a short drive or an easy bus ride away. Enjoy the nearby Holwell Hyde fishing lakes and picturesque countryside walks, with the charming villages of Essendon and Letty Green offering cozy pubs perfect for Sunday strolls and lunch. The property has been in the same family ownership for several decades. A viewing is highly recommended to appreciate all that this delightful home has to offer.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE LOBBY

Window to the front elevation and stairs to the first floor.

LIVING ROOM

A dual aspect room with window to the front elevation and French doors to the garden. Feature fireplace.

KITCHEN BREAKFAST ROOM

A spacious room with plenty of space for a breakfast table. A range of wall and base units with two further built in storage cupboards. Window to the rear elevation and a handy pedestrian door to the side passageway.

FIRST FLOOR

LANDING

Airing cupboard, loft access and window to the side elevation.

BEDROOM ONE

Window to the front elevation, storage cupboard.

BEDROOM TWO

Window to the rear elevation, storage cupboard.

BEDROOM THREE

Window to the front elevation. Storage cupboard over the staircase.

BATHROOM

A refitted suite featuring fully tiled walls, heated towel rail, sink with vanity and bath with shower over.

OUTSIDE

GARDEN

A south facing aspect. Mostly laid to lawn, enclosed boundaries. There is a handy side gate providing access through to the front.

PARKING ARRANGEMENTS

Unrestricted residents bay parking in the Cul-de-sac. Additional street and bay parking.

COUNCIL TAX BAND C

£1941.47

NOTES

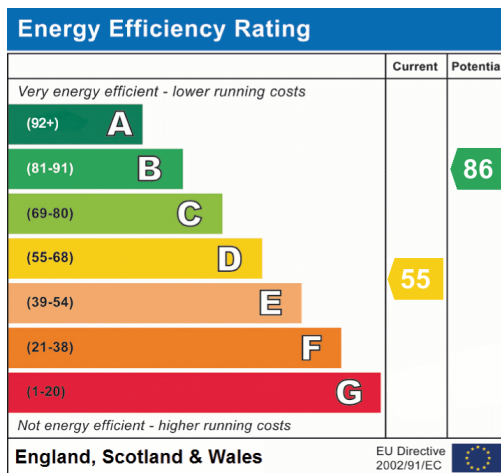
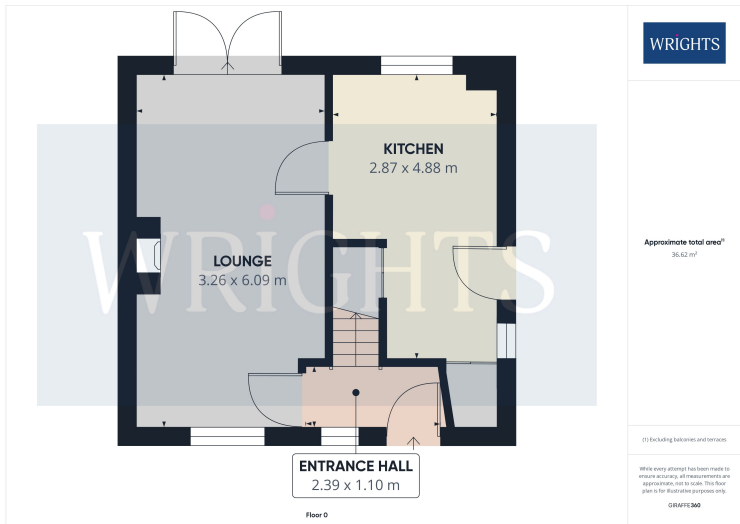
The internal photos were taken once refurbished and prior to the current tenancy. The properties electrics have a safety certificate, there is also a gas safety certificate. The windows, French Doors and kitchen side door were replaced in 2021.

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 Shopping Centre is located in the 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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