



2 Four Acres, WELWYN GARDEN CITY, Hertfordshire, AL7 4NW

- CHAIN FREE
- THREE BEDROOMS
- LARGE CORNER PLOT WITH HUGE POTENTIAL TO EXTEND (STPP)
- GARAGE AND DRIVEWAY
- WIDE FRONTAGE
- IN NEED OF FULL REFURBISHMENT
- CUL-DE-SAC
- WOODHALL AREA
- CLOSE TO AMENITIES AND PARKS



PROPERTY DESCRIPTION

****CHAIN FREE**** A great opportunity to purchase this 1950's Garden City residence. In need of total modernisation, this home presents a wealth of opportunity for the keen DIY enthusiast or first time buyer wishing to create their own slice of the Garden City. Oozing with potential to extend to the side as neighboring homes have completed (stpp) Offering THREE BEDROOMS, a LARGE FRONTAGE WITH DRIVEWAY AND DETACHED GARAGE. This END TERRACE home is positioned on a small CUL-DE-SAC in the popular Woodhall area of the town. A range of renowned schools are within walking distance. Easy commute, the A1M and A414 are close by whilst a short drive will see you in the Town Centre and Mainline Station. Woodhall Shops and King George playing fields are just around the corner.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor.

LIVING ROOM

Window to front elevation.

DINING ROOM

Window to rear elevation.

KITCHEN

Window and door to the rear elevation.

W/C

FIRST FLOOR

LANDING

Airing cupboard and window to the front elevation.

BEDROOM ONE

Window to front elevation.

BEDROOM TWO

Window to rear elevation.

BEDROOM THREE

Window to rear elevation.

SHOWER ROOM

OUTSIDE

REAR GARDEN

FRONT GARDEN

A wide frontage which is mostly laid to lawn with hedgerow to front. Hard standing providing off street parking.

GARAGE

Double door entry, there is also a servicing pit.

COUNCIL TAX BAND C

£1,941.47

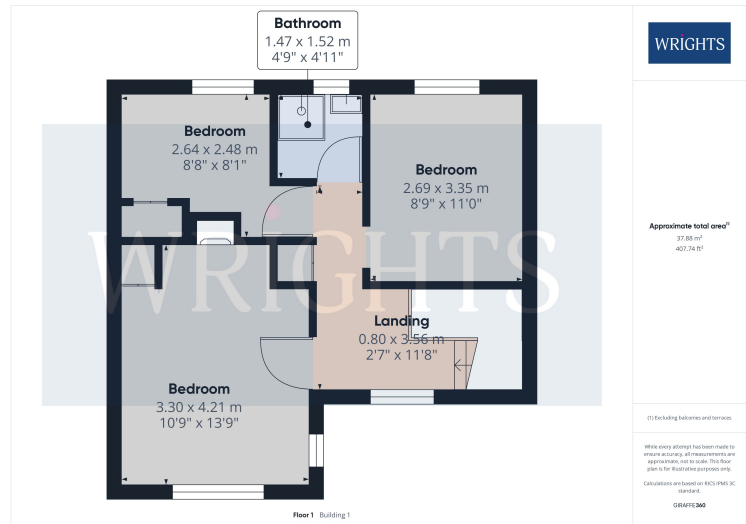
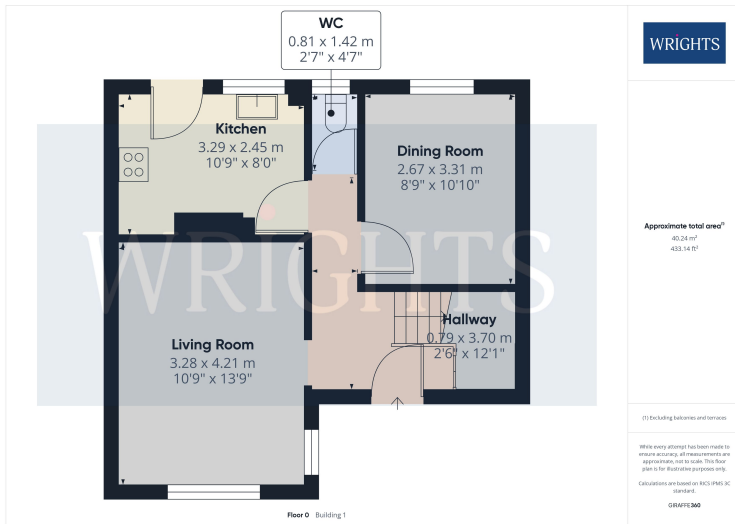
ABOUT WELWYN GARDEN CITY

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 and a Sainsburys on the outskirts of the town. 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

WRIGHTS



Welwyn Garden City
36, Stonehills, Welwyn Garden City, AL8 6PD
01707 332211
wgc@wrightsof.com