



Birds Close, WELWYN GARDEN CITY, Hertfordshire, AL7 4AR

- MAINTAINED AND REFURBISHED TO A VERY HIGH STANDARD
- BESPOKE FITTED KITCHEN
- SPACIOUS ACCOMMODATION WITH A LARGE DUAL ASPECT LIVING ROOM ENJOYING VIEWS OVER THE GARDEN
- MANNICURED SOUTH FACING GARDEN TO ENJOY
- UNRESTRICTED RESIDENTS PARKING
- SAME FAMILY OWNERSHIP FOR OVER TWO DECADES
- CLOSE TO COMMONSWOOD JMI
- EASY COMMUTE TO THE MAINLINE STATION, A414 AND A1M



PROPERTY DESCRIPTION

Welcome to Birds Close, a property elegantly designed and meticulously renovated to the highest standards. This much loved three bedroom family residence which has been lovingly cared for by the vendors for over two decades. The property boasts upgraded features with plenty of extras, making it a standout in the area. Highlights include a spaciouly redesigned custom kitchen and a sun drenched dual aspect living room with direct access to the sunny garden. The exterior is equally impressive, featuring a professionally landscaped south facing garden and views of open parkland.

Parking is effortless with an abundance of residents parking bays close to the property. Ideally situated yet quietly nestled in this sought-after cul-de-sac, this property truly offers everything. For added convenience, the mainline station and town centre are just a short drive. Major road links are close by providing swift access to the A414 and A1M. A selection of esteemed primary schools are also within walking distance. This is an essential viewing opportunity to appreciate the impeccable, turn-key quality of this home.



ROOM DESCRIPTIONS

WELCOME TO BIRDS CLOSE

Approaching the property, you'll find it proudly situated in the center of the terrace, overlooking expansive green spaces. Enter through the upgraded composite door into a home that has been lovingly maintained by its owners. The spacious entrance hall features a classic 50's Garden City porthole-style window, with a staircase leading to the first floor. Off the hall, the showcase kitchen breakfast room has been thoughtfully reconfigured to maximise storage and is finished with sleek white gloss units. It includes space for freestanding appliances, with an integrated oven, inset gas hob, and extractor. This room offers a rear-facing aspect, complemented by a door that leads out to the garden. Under-counter lighting and porcelain tiled flooring enhance its appeal.

The large living room features dual aspects to the front and rear, with French doors opening into the garden. The floor is elegantly finished with engineered wood.

HEAD ON UP

As you enter, a spacious landing awaits, conveniently providing access to the airing cupboard and loft. The principal bedroom and second bedroom both feature a front facing orientation and come equipped with built-in cupboards, ensuring ample storage. Bedroom three enjoys a rear facing view. The family bathroom is generously sized and includes a three-piece suite, also benefiting from a rear facing aspect.

TOUR THE GROUNDS

The south facing rear garden is a true delight. Immediately at the back, a patio provides a perfect space for outdoor relaxation. The central area of the garden is beautifully laid to lawn and features mature borders which have been carefully planted and shaped. All boundaries are enclosed, ensuring privacy, while the surrounding area extends to the playing fields. For added convenience, there is an outdoor tap. The front garden is well-presented and low-maintenance. Birds Close offers unrestricted street parking.

ABOUT WELWYN GARDEN CITY

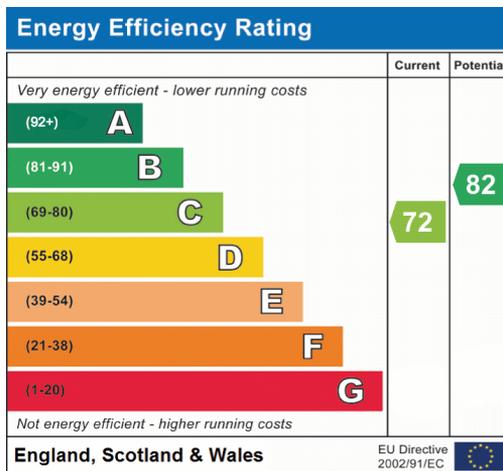
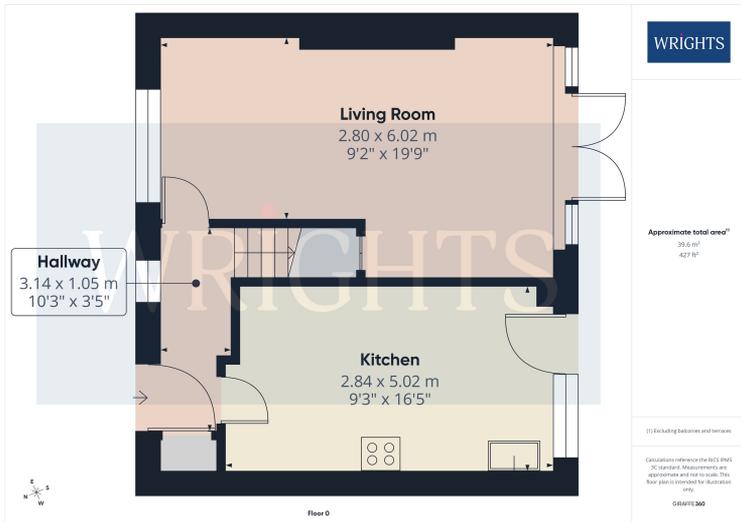
Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis 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.

BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



FLOORPLAN & EPC



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