



WRIGHTS

6 Rooks Close, Welwyn Garden City, Hertfordshire, AL8 6JT

- CHAIN FREE
- PRIME WEST SIDE AL8 CUL-DE-SAC
- TOWN CENTRE LOCATION AND A LEVEL WALK TO THE STATION
- GARAGE AND DRIVEWAY
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO APPLECROFT PRIMARY SCHOOL AND STANBOROUGH SENIOR SCHOOL



PROPERTY DESCRIPTION

****CHAIN FREE**** WEST SIDE AL8 RESIDENCE JUST A HOP, SKIP AND A JUMP FROM THE TOWN CENTRE AND MAINLINE STATION** A wonderful opportunity to purchase this 1990's built 3 Bedroom END TERRACE family home with the bonus of a GARAGE AND DRIVEWAY in this exclusive CUL-DE-SAC. Featuring spacious accommodation, this property is a perfect blank canvass for families, and even downsizers due to its superb location. The property offers huge potential for further expansion into the loft as neighbouring homes have completed (subject to the usual planning consent). A short stroll down perfect Parkway will find you at the heart of the bustling town centre with all the amenities one could wish for. There are weekend food markets and entertainment to enjoy such as Cinema on the green! The station is found in the centre Serving Kings Cross and Moorgate. WALKING DISTANCE TO APPLECROFT PRIMARY AND STANBOROUGH SECONDARY SCHOOLS. A must view property to appreciate the homes great plot and potential.



ROOM DESCRIPTIONS

WELCOME TO ROOKS CLOSE

A wonderful tree lined approach as you enter this exclusive cul-de-sac with its wide verges and just a select few homes. Park up on your private driveway and enter the residence. There is a convenient lobby area which has the w/c off to the side. The main living room is to the front of the house and the staircase is to the side. To the rear of the property you will find the kitchen and separate dining room, both rooms feature a garden aspect and neighbouring homes have incorporated the two rooms into one or have even extended further (stpp).

HEAD ON UP

The landing is spacious and includes the airing cupboard and loft access. Bedrooms One and two both feature double wardrobes and bedroom three is also a good size. The family bathroom is to the rear.

TOUR THE GROUNDS

The rear garden is of great depth. Enclosed boundaries, there is a large lawn and a patio area for al-fresco dining. In addition there is a timber shed. Handy gated access which leads out to the front. The garage is adjacent to the house for convenience and is large enough to facilitate a modern car. There is power and light. The driveway is to the front. Rooks Close offers residents permit parking.

COUNCIL TAX BAND E

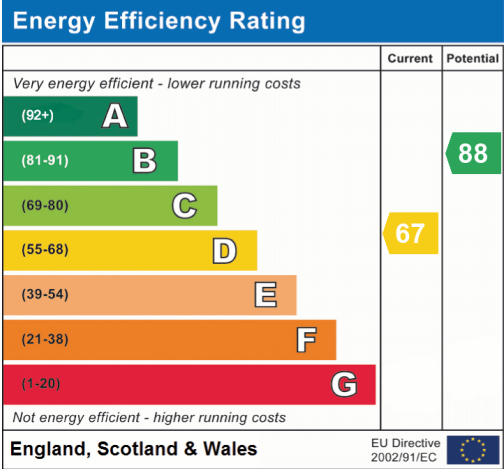
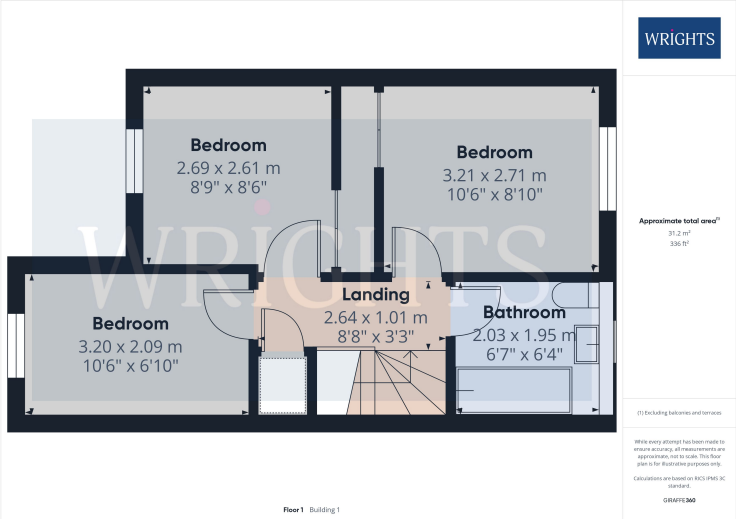
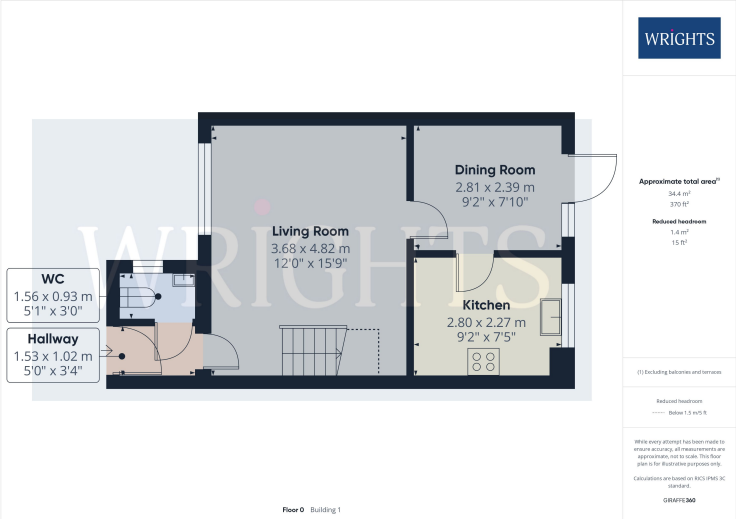
ABOUT THE WEST SIDE

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



FLOORPLAN & EPC

WRIGHTS



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