



21 Fallowfield, Welwyn Garden City, Hertfordshire, AL7 1EE

- DETACHED FAMILY HOME
- CUL- DE-SAC LOCATION
- GARAGE & DRIVEWAY
- THREE LARGE BEDROOMS
- TWO RECEPTION ROOMS PLUS STUDY
- DOUBLE STOREY EXTENDED WITH FURTHER POTENTIAL TO EXTEND (STPP)
- LARGE REAR GARDEN



PROPERTY DESCRIPTION

QUIET CUL-DE-SAC A rare opportunity to purchase this THREE BEDROOM DETACHED HOUSE. A much loved home which has been DOUBLE STOREY EXTENDED and boasts an EXTRA LARGE GARAGE AND LONG DRIVEWAY. The Property has been extended to incorporate a study, large kitchen and principal bedroom. TWO RECEPTION ROOMS which include a dedicated dining room, Large separate living area with a featured log burner. On the first floor you are welcomed by an upgraded family bathroom and three spacious bedrooms with plenty of storage. A large rear garden and front garden! REPLACEMENT ROOF IN 2022! The property is around the corner from Haldens Shops and is an easy commute to the town centre and the mainline station at Welwyn North and Garden City. Close to major road links serving the A1M and the A414. Walking distance to renowned primary schools. A unique home and definitely a must to see to appreciate the noteworthy features. There is so much potential to extend further (subject to the usual planning consents). Energy rating D.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

A good size entrance with storage solutions, access through to the living room, dining room and study.

LIVING ROOM

Bay fronted, a dual aspect room with feature log burner. A spacious room, staircase to first floor.

DINING ROOM

Bright and airy with a large window to the side.

STUDY

A versatile room which could also be used as a second living room, hobby room, bedroom or play room. Window to the rear garden.

KITCHEN

A range of shaker style wall and base units to two sides. Potential to create a larger kitchen by incorporating the study. Door leading to the garden.

FIRST FLOOR

LANDING

Spacious landing with storage cupboards.

FAMILY BATHROOM

White three piece suite with shower over. Fully tiled. Large window aspect for ventilation. Electric shower. Bathroom floor is fully tiled.

BEDROOM ONE

Large aspect window letting in plenty of natural light. space for a large wardrobe. Fully carpeted. Looking out over the rear garden.

BEDROOM TWO

Lovely carpeted bedroom with dual aspect windows looking out over the driveway and front garden. Built in cupboard.

BEDROOM THREE

Good size bedroom with shelving and space for a wardrobe. Large window looking out over the garage and driveway.

OUTSIDE

REAR GARDEN

Nice size established garden with side access and partly paved. Entrance for garage leads off.

FRONT GARDEN

Laid to lawn.

PARKING ARRANGEMENTS

Plenty of parking on the driveway tandem style off the street.

GARAGE

Garage has been purpose built and is much taller and larger than average. The roof was replaced in 2022.

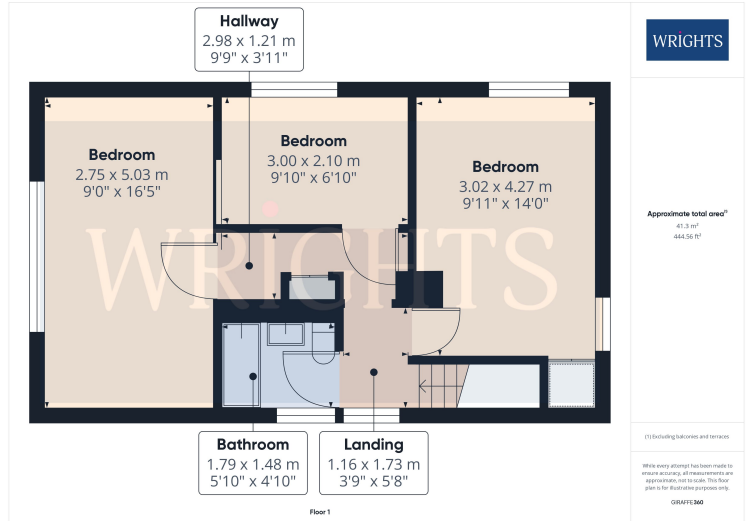
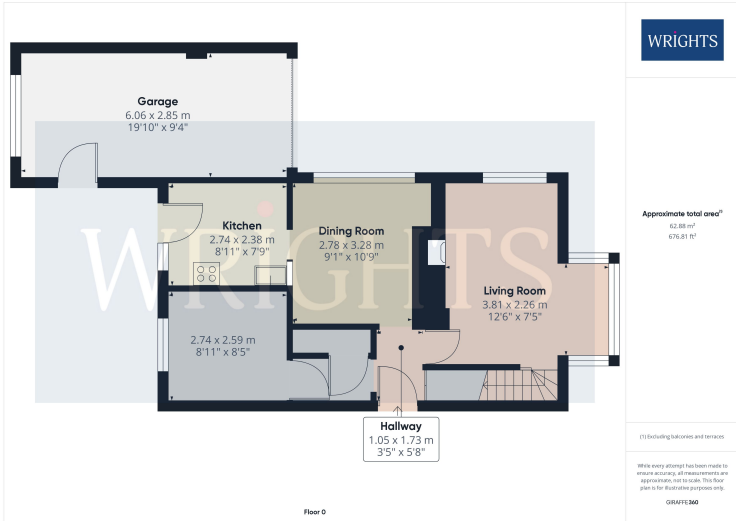
COUNCIL TAX BAND D

£2085.31

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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