



WRIGHTS

25 Rivenhall End, Welwyn Garden City, Hertfordshire, AL7 2PJ

- CHAIN FREE
- FREEHOLD HOUSE
- PRIVATE GARDEN
- PRIVATE DRIVEWAY TO THE FRONT
- CONSERVATORY
- CLOSE TO RENOWNED PRIMARY SCHOOLS
- IDEAL FIRST TIME BUY
- CUL-DE -SAC



PROPERTY DESCRIPTION

****CHAIN-FREE**** This well loved residence serves as an ideal choice for first-time buyers! Nestled in a serene CUL-DE-SAC within the sought-after Panshanger district of Welwyn Garden City, this beloved home boasts a PRIVATE DRIVEWAY at the front, a delightful CONSERVATORY, and a PRIVATE GARDEN. The primary bedroom showcases BESPOKE FITTED WARDROBES, while the bathroom has been updated. Rivenhall End fosters a close-knit community of young professionals and families, creating a welcoming environment. Conveniently situated, this property is surrounded by renowned primary schools and is just a brief walk from Panshanger shops and Morrisons. Commuting is a breeze, with the A414—connecting to the A1M and A10 merely a 5-minute drive away. Moreover, London commuters will appreciate the proximity of the mainline station, a short drive from your doorstep. Don't miss out on this great opportunity to craft your perfect starter home or enjoy a cozy downsized living experience! Schedule an integral viewing to appreciate the property.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE LOBBY

A superb addition of a boot and coat cupboard.

LIVING ROOM

A cosy yet spacious room with the staircase leading to the first floor. Window to the front elevation and overlooks the garden.

KITCHEN

A range of gloss wall and base units, there is plenty of space for a breakfast table and there is additional under stairs storage. Integrated oven, inset four ring gas hob and extractor to remain. There is space for a slimline dishwasher and space for a washing machine.

CONSERVATORY

This room offers tremendous flexibility for additional dining or a relaxing afternoon retreat. French Doors lead out to the garden. A Easterly facing aspect.

FIRST FLOOR

LANDING

Loft access and airing cupboard.

BEDROOM ONE

Two windows to the front elevation, large wall to wall fitted wardrobes.

BEDROOM TWO

Window to the rear elevation, a great size bedroom with the addition of a large alcove.

BATHROOM

Re fitted bathroom which features tiled walls and floor, a white piece three piece suite comprising panel bath with shower over. Low level w/c and sink with vanity unit. For comfort there is a heated chrome towel rail and window for ventilation.

OUTSIDE

REAR GARDEN

A landscaped Easterly facing garden which incorporates a decking area for Al-fresco dining, lawn area with borders, there is also a path leading down to the large timber shed and the added bonus of rear gated pedestrian access.

FRONT GARDEN AND PARKING ARRANGEMENTS

Private Driveway to the front and lawn to side. Subject to planning approval, the lawn area could be converted into additional parking. The street offers unrestricted residents parking and there are residents bays to the side.

COUNCIL TAX BAND C

£1,941.47

WHAT THE OWNERS SAY

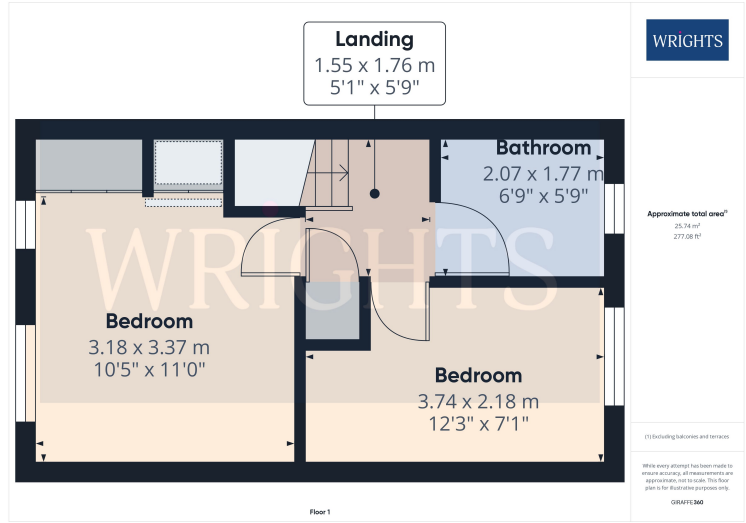
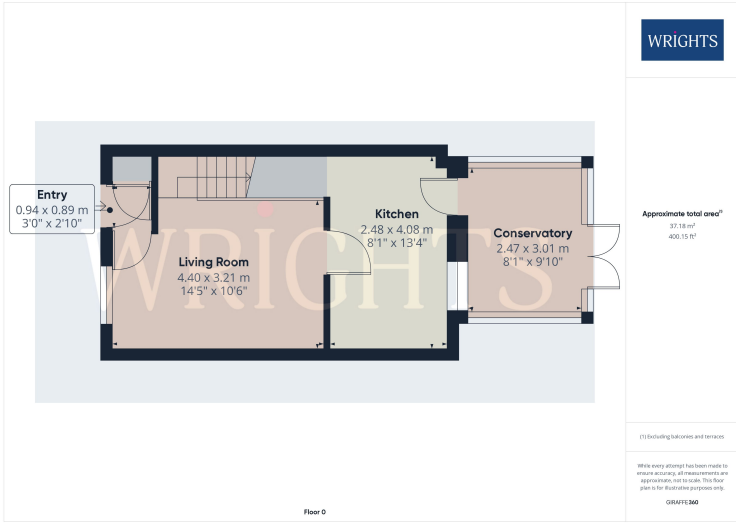
Our Home has been amazing to us, its seen us grow from a young couple with a social life, to the Pandemic where we both loved working from home to now a family with a dog and two kids! Our lovely neighbours up and down the road, who put our bins out every single time we forget. We love the short and quiet walk to Moneyhole park And Frank the legendary Ice Cream Man comes rain or shine. The close is safe for the children of the street to play out. We love the tree in the garden which turns a vibrant purple in May, the view of the blossom tree out the master bedroom window. The conservatory and the size of the 2nd bedroom means it can quickly become whatever you need it to be. We will miss our first home!

ABOUT PANSHANGER

Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies. Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	67	
(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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