



WRIGHTS



9 Graysfield, Welwyn Garden City, Hertfordshire AL7 4BL

Offers Over £600,000 - Freehold

Property Summary

LAUNCH DAY SATURDAY 27TH APRIL VIEWINGS STRICTLY BY APPOINTMENT. Having been in the SAME FAMILY OWNERSHIP SINCE ITS CONSTRUCTION IN 1958, Wrights are delighted to present to the market for the first time this charming family residence at the heart of a leafy CUL-DE-SAC in the extremely sought after BEEHIVE CONSERVATION AREA. This is a lovingly cared for family home which has undergone a FULL WIDTH REAR EXTENSION to create an expansive ground floor which incorporates TWO LARGE RECEPTION ROOMS, study, tandem garage in addition to a utility room, kitchen and ground floor w/c. Upstairs the property offers three bedrooms and a recently upgraded shower room. Outside you will find the impeccably maintained sunny SOUTH FACING garden and to the front the home offers a large driveway and pretty garden. AN EXTENDED TANDEM GARAGE MEASURES 9.29M (30FT). The Beehive conservation area is renowned as one of the Garden City's most beautiful delights, packed with charm, character and wildlife. Graysfield is an EXCLUSIVE CLOSE OF JUST 11 HOMES and most residents have lived here for several decades. This exciting opportunity is being presented to the market on a CHAIN FREE basis. Easy commute, major road links such as the A414 and A1M are close by, a short drive will see you in the Town Centre and the mainline station. Hall Grove shops, King George playing fields and renowned schooling such as Commonswood Primary school are all within a short walk. Read on...

Features

- LARGE EXTENDED THREE BEDROOM FAMILY RESIDENCE
- CHAIN FREE
- SMALL LEAFY CUL-DE-SAC OF JUST 11 HOMES
- FULL WIDTH REAR EXTENSION
- TWO LARGE RECEPTION ROOMS
- LARGE DRIVEWAY PLUS TANDEM GARAGE
- MANICURED PRIVATE GARDEN PLUS FRONT GARDEN
- EXTREMELY RARE OPPORTUNITY
- BONUS ROOMS WHICH INCLUDE: UTILITY AND STUDY
- SOUTH FACING PLOT



Room Descriptions

WELCOME TO GRAYSFIELD

ENTER THE RESIDENCE

Head on in through the period front door, the main entrance hall demonstrates an air of sophistication and class. The staircase and the handy w/c are off the hall. There are two enormous reception rooms which are liked by double doors, these rooms offer superb space for large family gatherings with dedicated sitting, reading and dining areas, both rooms overlook the charm of the garden. The Kitchen with its vast array of storage faces the front of the house and offers access to the dining room and leads neatly into the utility space. This area incorporates easy access to the front garden, there is a handy sink with hot and cold tap, washer dryer area and upgraded wall mounted boiler. The bonus of a large office which also offers garden access.

HEAD ON UP

A bright and airy landing with window to the front elevation, there is an airing cupboard and loft access. The three bedrooms lead off with bedrooms one and two offering superb accommodation with calming views to the rear and each featuring fitted wardrobes. Bedroom three is a good size and offers leafy views to the front. The bathroom has been recently upgraded and features a modern walk in shower sink with mirrored fleck style paneling creating a modern feel.

A GARDENER'S DELIGHT

A beautiful sanctuary providing a peaceful environment. Packed with mature shrubbery and planting, the hand dug pond with its calming note. A sunny South facing aspect and a patio area for Al fresco dining. The gardens continue to the front with a very traditional lawn patch which is surrounded by tulips and daffodils.

PARKING ARRANGEMENTS

A block paved driveway provides comfortable off street parking. The garage measures a tremendous 9.29M (30FT) in depth. For ease, a remote sectional door leads to the front and there is a up and over door to the garden for ease of access. The garage offers power, lighting and an inspection pit!

COUNCIL TAX BAND E

£2,669.52

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		81
(69-80)	C		
(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