

REDUCED

£425,000 Freehold



WRIGHTS

8 Guessens Grove, Welwyn Garden City, Hertfordshire, AL8 6RF

- CHAIN FREE
- WEST SIDE CUL-DE-SAC JUST YARDS FROM THE TOWN CENTRE
- SPACIOUS ACCOMMODATION WITH PLENTY OF SCOPE TO CREATE YOUR OWN LAYOUT
- REAR GARDEN WITH A LEAFY ASPECT
- RESIDENTS PERMIT PARKING
- CATCHMENT FOR APPLECROFT PRIMARY SCHOOL
- A LEVEL WALK TO THE TRAIN STATION WITH FAST LINKS TO LONDON
- END TERRACE

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

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PROPERTY DESCRIPTION

****CHAIN-FREE WEST SIDE END TERRACE FAMILY HOME IN PRIME TOWN CENTRE CUL-DE-SAC LOCATION**** Located in the highly sought-after AL8 postcode, this well proportioned three-bedroom home is offered to the market for the first time in over three decades. Situated on the desirable west side of Welwyn Garden City, just off the iconic Parkway, this chain-free property enjoys a peaceful setting overlooking a small green space. The home offers generous accommodation and excellent storage throughout, with fantastic potential to modernise and reconfigure. Many neighbouring properties have opened up the layout to create stylish open-plan living, and the first floor could also be adapted to suit a range of lifestyle needs. Outside, there is a quiet rear garden and residents' permit parking for added convenience. Positioned just a short walk from Welwyn Garden City town centre and the mainline train station, offering direct services to London Kings Cross in under 25 minutes, this location is ideal for commuters and families alike. The property also falls within the catchment of the highly regarded Applecroft Primary School. A rare opportunity in a prime location, an early viewing is highly recommended.



ROOM DESCRIPTIONS

WELCOME TO GUESSENS GROVE

Approach the property via a neatly tucked-away nook, overlooking a leafy green space right in the heart of the town centre. The ground floor offers generous and versatile accommodation, with excellent potential to create an open-plan layout, something many neighbouring homes have already achieved. At the front of the house, the spacious kitchen/dining room enjoys views of garden and features a great range of classic shaker-style units. To the rear, the living room spans the full width of the property and benefits from large patio doors that open directly onto the garden, flooding the space with natural light. A welcoming hallway provides additional storage solutions, including a useful under-stairs alcove. A convenient ground-floor W/C is also located just off this space.

HEAD ON UP

The first-floor landing is a bright and inviting space, where you'll find access to the loft and a useful airing cupboard. The principal bedroom enjoys a peaceful rear-facing aspect and benefits from two generously sized built-in storage cupboards. In similar properties, this space has been reconfigured to include an en-suite, offering exciting potential for future development. Bedroom two is a spacious double room with a front-facing aspect and a large built-in wardrobe, while bedroom three is a well-proportioned single room, ideal for a child's room, home office, or guest space and also includes built-in storage. The family bathroom is generously sized and features a front-facing window. Many neighbouring homes have enhanced this space by incorporating the airing cupboard to add a separate shower, improving both functionality and layout.

TOUR THE GROUNDS

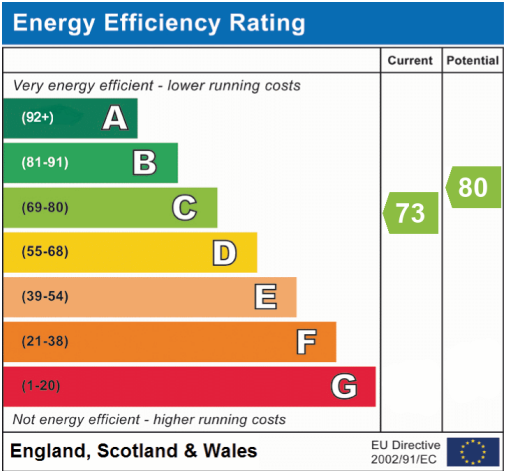
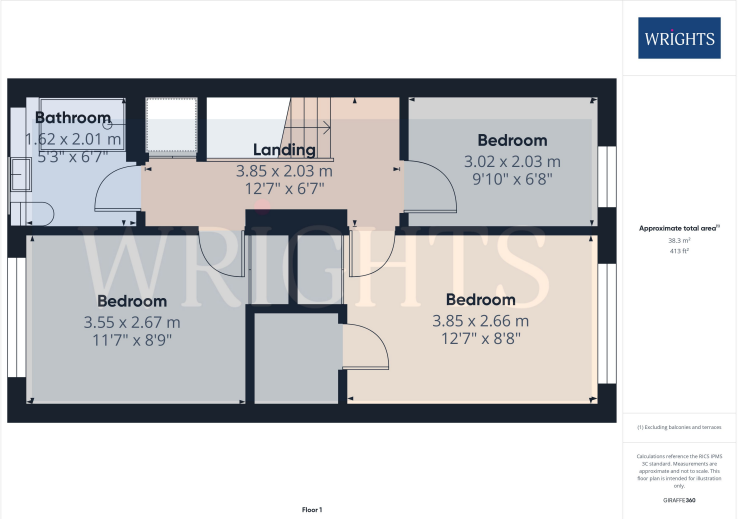
The rear garden is neatly presented and fully enclosed with timber fencing, offering a safe and private outdoor space. A rear gate provides convenient access, while a patio area is ideal for al fresco dining or relaxing in the warmer months. A small lawn adds a touch of greenery, there is also a concrete base ready for a shed. To the front, there's a lockable outdoor storage cupboard and a well planted front garden that adds kerb appeal. Residents' permit parking is available in the close via annual subscription, with visitor permits also provided for added convenience.

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



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