



50 Lords Wood, Welwyn Garden City, Hertfordshire, AL7 2HF

- CHAIN FREE
- FAST SALE AVAILABLE
- TWO DOUBLE BEDROOMS
- FULLY REFURBISHED
- GARDEN AND PRIVATE PARKING BAY
- RECENTLY INSTALLED KITCHEN AND BATHROOM
- FRESHLY PAINTED AND NEW FLOORING THROUGHOUT
- IDEAL FIRST TIME BUY



PROPERTY DESCRIPTION

****CHAIN FREE**** A RECENTLY REFURBISHED TWO DOUBLE BEDROOM HOME at the end of a QUIET CUL-DE-SAC in the heart of Panshanger. The recent renovations include; A FITTED KITCHEN, BATHROOM, FLOORING THROUGHOUT and FULLY DECORATED. This is a great opportunity for a turn key move. The property boasts a garden and PRIVATE PARKING BAY. This is a must view property for first time buyers and a FAST PURCHASE can be achieved. Lords Wood is a popular 1990's built Cul-de-sac with a blend of privately owned homes. Conveniently located, the Panshanger shops are just a few minutes walk as well as popular parkland walks. Renowned primary schools are a short stroll whilst the A414 and A1M are easily accessible. A great opportunity not to be missed!



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

Providing covered space before entering the house, meter/ store cupboard.

ENTRANCE HALL

Stairs leading to the first floor.

LIVING ROOM

A spacious room with large patio door to the rear garden.

KITCHEN

With careful consideration, the kitchen has been re modeled with sleek navy handleless style wall and base units providing plenty of storage. There is an integrated oven, inset hob with extractor and an integrated microwave. The washing machine is also included. Modern square edge worktops and tiled splash backs. There is a window to the front elevation and an opening into the living room.

FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE

Window to the rear elevation. A spacious room where neighbouring homes have incorporated fitted wardrobes.

BEDROOM TWO

Window to the front elevation, airing cupboard housing the hot water tank. A large alcove, ideal for home office area or wardrobes.

BATHROOM

A brand new suite comprising panel bath with shower over, pedestal sink and low level w/c. The walls are part tiled.

OUTSIDE

GARDENS

Gardens to the front and rear, the rear is mostly laid to lawn and there is a timber shed. Gated rear access leading round to the car park area. The rear garden is not overlooked.

PARKING ARRANGEMENTS

Allocated parking bay in the residents parking area. Unrestricted street parking.

AGENTS NOTES

Pursuant to the 1979 Estate Agency Act we are duty bound to advise you that this property is owned by a Director of Wrights Estate Agents.

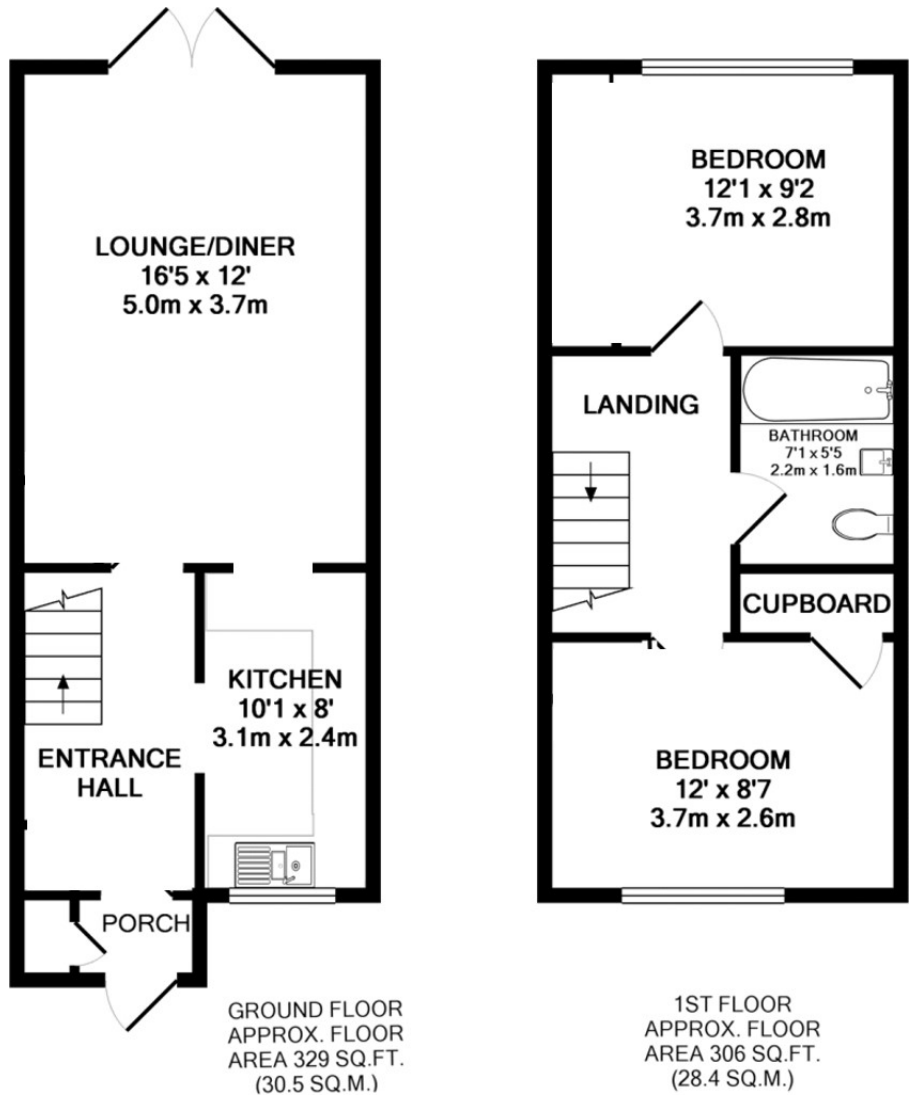
COUNCIL TAX BAND C

£1,941.47

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.





TOTAL APPROX. FLOOR AREA 634 SQ.FT. (58.9 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	