



25, Great North Road

Welwyn Garden City,
Hertfordshire, AL8 7TH
Offers in Excess of £750,000

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properties

WESTSIDE DETACHED CHALET WITH ANNEXE – LIVE IN, LET OUT OR KEEP FAMILY CLOSE”

A spacious and versatile detached chalet-style family home, ideally located in a sought-after Westside position close to Stanborough Lakes and local amenities. The property offers flexible accommodation with multiple reception rooms, including a bay fronted living room and family room with feature log burners, along with a generous rear garden perfect for outdoor entertaining. A standout feature is the self contained one-bedroom annexe, offering a modern open plan living space with underfloor heating and a private courtyard ideal for multi-generational living or additional income. A fantastic opportunity in a prime Welwyn Garden City location.

- CHALET STYLE FAMILY HOME WITH SELF-CONTAINED ONE BEDROOM ANNEXE
- SPACIOUS & VERSATILE ACCOMMODATION WITH MULTIPLE RECEPTION ROOMS
- GENEROUS REAR GARDEN WITH PATIO & ENTERTAINING AREAS
- ANNEXE OFFERS INCOME POTENTIAL OR IDEAL FOR MULTI-GENERATIONAL LIVING
- SOUGHT AFTER WESTSIDE LOCATION
- BAY-FRONTED LIVING ROOM & FAMILY ROOM WITH FEATURE LOG BURNERS
- OPEN-PLAN ANNEXE WITH MODERN KITCHEN, UNDERFLOOR HEATING & PRIVATE COURTYARD
- CLOSE TO STANBOROUGH LAKES & LOCAL AMENITIES



Main House

Ground Floor

Entrance Hall

A welcoming and spacious hallway with LVT flooring, solid wood doors to all rooms, and stairs rising to the first floor with a carpet runner. There is useful under-stairs storage and a radiator.

Living Room

A bright and spacious reception room featuring a large bay window with double-glazed uPVC windows and shutter blinds. Additional features include a log burner with a brick surround and mantel, TV points, and carpeted flooring.

Family Room

A versatile reception space with LVT flooring, feature dual-sided log burner with brick surround, and a bay window to the side with shutter blinds. Open access leads through to the kitchen.

Kitchen

A well appointed kitchen fitted with a range of cream fronted units and black handles, complemented by wood effect worktops. Features include a stainless steel sink with chrome mixer tap, integrated appliances (including gas hob with extractor, oven, fridge/freezer, dishwasher, and washing machine), and a grey brick style tiled splashback. Dual aspect double glazed windows overlook the garden, and a uPVC door provides access outside.

Bedroom

A generous double bedroom with a large bay window to the front aspect, complete with shutter blinds, carpeted flooring, and original chimney feature.

Bathroom

A stylish and characterful suite comprising a low-level WC with high-level cistern and pull chain, freestanding bath with shower attachment, and a separate walk-in shower with Aqualisa fittings and waterfall feature. Finished with tiled flooring, radiator, extractor fan, and vanity sink with traditional taps.



Bedroom

A further bedroom with carpeted flooring, radiator, and double-glazed sliding doors opening directly onto the rear garden.

W/C

Convenient ground floor cloakroom with low-level WC, vanity sink unit with chrome mixer tap, LVT flooring, and a frosted double-glazed window.

First Floor

Landing / Office Area

A useful landing space currently used as a study area, with carpeted flooring, radiator, eaves storage, and a rear facing window.

Bedroom

A well sized bedroom with carpeted flooring, built-in wardrobes, radiator, and double-glazed windows to the front with shutter blinds.



Exterior

Front Garden

The property is set behind a low brick boundary wall, with a generous block-paved driveway providing off-road parking for multiple vehicles. There is a small lawned area complemented by a variety of mature trees, shrubs, and planting, with side access leading to the rear garden.

Rear Garden

A beautifully maintained and well established rear garden featuring a paved patio area ideal for outdoor dining and entertaining. The garden is mainly laid to lawn with well stocked borders, a selection of trees, shrubs, and potted plants, along with decorative wood chippings to one side. There is a small shed to the rear and an outdoor tap. A side gate provides access, and the garden also leads to the one bedroom annexe. A covered seating area offers additional space for entertaining.

Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.

One Bedroom Annexe (Self-Contained)

Kitchen/Living Area

A modern open plan space with underfloor heating and light grey laminate flooring throughout. Fitted with solid wood worktops and a range of integrated appliances including a dishwasher, washing machine, oven, four-ring induction hob, and fridge. The room benefits from two double glazed uPVC windows overlooking the garden, double glazed French doors opening onto a private courtyard, and three Velux windows allowing for plenty of natural light. Finished with a white brick effect splashback and HDMI port.



Bedroom

A well proportioned double bedroom with carpeted flooring and built-in wardrobes with sliding doors. Double glazed uPVC windows overlook the front aspect.

Shower Room

A modern three piece suite comprising a low-level WC with dual flush, vanity sink unit with chrome mixer tap, and a shower cubicle with Triton electric shower. Additional features include a heated towel rail, extractor fan, storage cupboard, and a frosted double-glazed window. Finished with recessed ceiling spotlights.

Courtyard Garden

A private paved courtyard area with space for seating, bordered by decorative chippings and potted plants, and featuring a wooden archway leading back to the main garden

Agents Notes

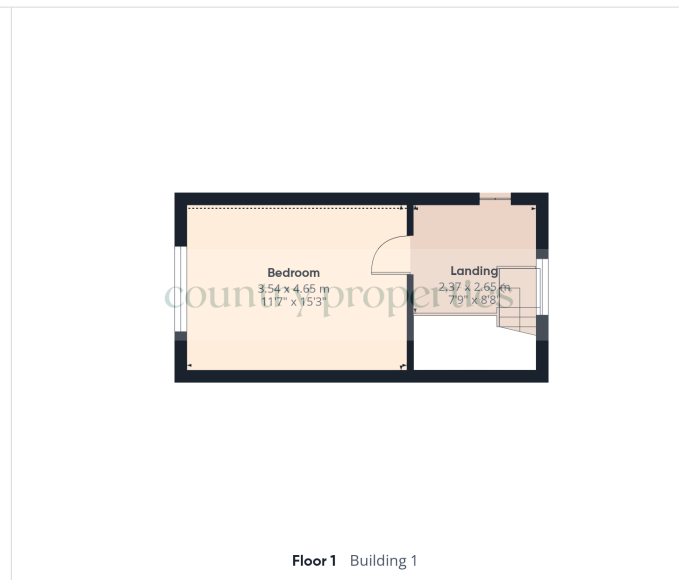
Benefiting from its own electricity meter and council tax band, the annex offers excellent flexibility for guests, rental income, or multi-generational living. Council Tax Band A currently £1653.52. Rental potential £1100-£1200 PCM



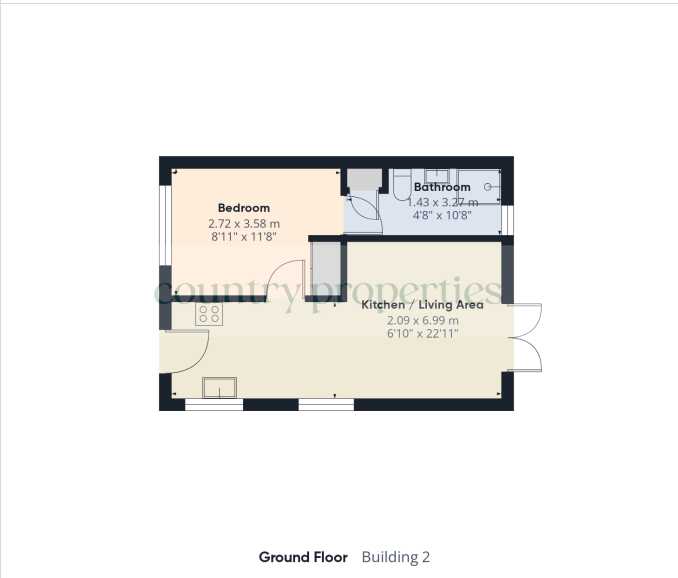
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

139 m²
1494 ft²

Reduced headroom

1.1 m²
12 ft²

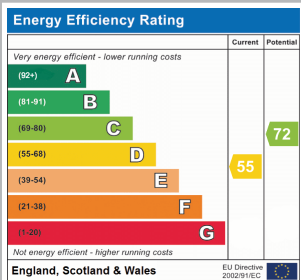
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146 | E: welwyngc@country-properties.co.uk

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