



15 Great Sampsons Field, Welwyn Garden City, Hertfordshire, AL7 1FW

- LOW GROUND RENT AND REASONABLE SERVICE CHARGES
- MANICURED SERVICED GARDENS
- A SMALL BLOCK OF JUST FOUR PROPERTIES
- YARDS FROM MORRISONS AND CONVENIENCES
- PRIVATE PARKING BAY PLUS VISITORS BAYS
- PRIVATE ROAD
- CONSTRUCTED BY BLOOR HOMES IN 2013 CHOSEN OFF PLAN BY THE HOMEOWNERS
- EASY COMMUTE AND CLOSE TO MAJOR ROAD LINKS
- ATTRACTIVELY PRICED FOR A SWIFT SALE



PROPERTY DESCRIPTION

Presenting a CHAIN-FREE opportunity, this charming modern TWO BEDROOM TWO BATHROOM is nestled at the end of a tranquil PRIVATE CUL-DE-SAC. ****ATTRACTIVELY PRICED FOR A SWIFT SALE**** A first floor (top floor) property in a small block of just four neighbours. Constructed by Bloor Homes in 2013, and being sold by the first occupant who purchased the property off plan. Offering great space and modern features, this presents an ideal canvas to craft your first home or ideal for downsizers. The property boasts a generous layout featuring a JULIETTE BALCONY to the living area, a spacious kitchen and a principal bedroom with EN-SUITE WALK IN SHOWER. The apartment comes complete with a PRIVATE PARKING BAY with visitors parking and a manicured communal garden to enjoy. Nature enthusiasts will appreciate the proximity to picturesque countryside walks just a stone's throw away. Benefiting from excellent road connections to the A1M and the A10, this property is superbly positioned for easy commuting. A selection of top-rated primary schools can be found within walking distance, promising convenience for families with young children. The town centre is within easy reach from the cul-de-sac, offering access to various amenities and services. For commuters, the proximity of the two local train stations, just a 10-minute drive away, provides swift access to Kings Cross in under 30 minutes. Don't miss the chance to view this exceptional property and discover its full potential. Energy rating B.



ROOM DESCRIPTIONS

WELCOME TO GREAT SAMPSONS FIELD

Drive down the private roadway, and at the end, you are greeted with this charming small block of exclusive homes. Park in your private parking bay, which is adjacent to the property. There is a security entrance door leading into the well-maintained communal hallway servicing just four properties. The hallway is carpeted, bright, and airy, with a wide staircase for convenience. Enter the property into the hallway, complete with a carpeted floor covering, loft access, and airing cupboard for storage. The principal bedroom overlooks the front elevation and benefits from fitted wardrobes with mirrored sliding doors and a cupboard. There is an en-suite shower room with a walk-in shower. The property also has a second bedroom and a large bathroom. The main living room features French doors opening to a Juliette balcony. Off this space is the kitchen, which showcases sleek handleless units, space for freestanding appliances, and a fitted oven with an inset hob. Under-counter lighting creates a lovely, calm evening setting.

TOUR THE GROUNDS

There is a communal garden exclusive for the residents of the flats. For added convenience, there are additional visitor parking bays.

MATERIAL INFORMATION

Lease: 125 Years from 2013.

Ground Rent: £200 For the annum.

Service Charge: 1st Oct 25- 30 Sep 26 £1926.50.

Includes buildings insurance.

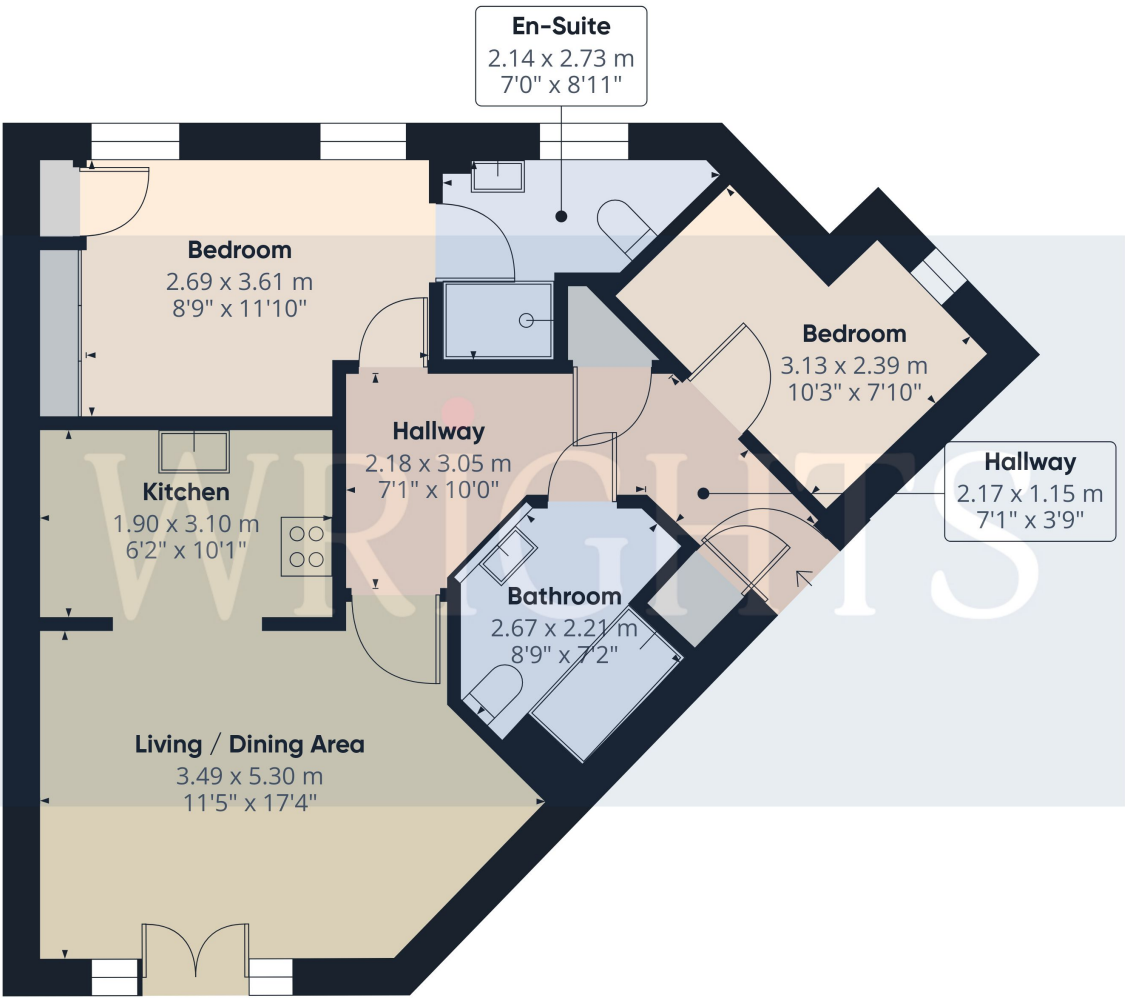
Estate Service Charge (For the private road of Great Sampsons Field) £588.51 1st Oct 25- 30 Sep 26.

Council Tax Band C.

ABOUT PANSHANGER

Panshanger, a grand country estate situated on the outskirts of Hertford and Welwyn Garden City, held a prestigious past as the former residence of Earl Cowper, who later ascended to the esteemed position of Lord Chancellor of Great Britain. Over the course of seven remarkable generations, the legacy of Panshanger eventually met a new chapter when the property transitioned hands and underwent a transformative sale and demolition process around 1953. Today, Panshanger Park finds itself under the ownership of Lafarge, preserving remnants of its storied history through the enduring structures of the orangery, nursery garden wall, and stables that still grace the landscape alongside various cottages and estate edifices, all meticulously recognized and safeguarded by the esteemed English Heritage. The evolution of the locale continued to unfold, witnessing the establishment of residential housing in the 1970's, 1990's and up to recent





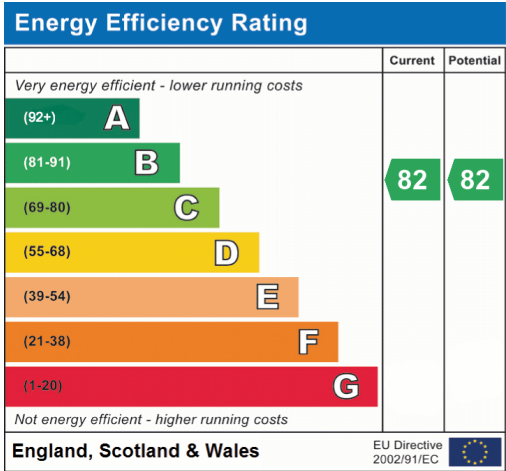
WRIGHTS

Approximate total area^m
56.1 m²
603 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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