



# 60 Marsden Green, Welwyn Garden City, Hertfordshire, AL8 6YB

- PURCHASED OFF PLAN BY THE HOMEOWNER IN 1971 THE FIRST TIME EVER TO THE OPEN MARKET
- LARGE GARAGE AND DRIVEWAY
- MANICURED FRONT AND REAR GARDENS
- END OF AN EXCLUSIVE WEST SIDE CUL-DE-SAC
- CATCHMENT FOR APPLECROFT PRIMARY SCHOOL
- LOVINGLY CARED FOR FAMILY HOME PRESENTED IN IMPECCABLE CONDITION
- UPGRADED BOILER (2023)



## PROPERTY DESCRIPTION

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Wrights are delighted to present to the market for the first ever time this cherished family home. Having been in the same ownership since its construction in 1971, this special home lies at the heart of a highly sought after cul-de-sac on the West Side AL8 Postcode. Having been carefully manicured and well maintained, this is a rare opportunity to purchase a delightful and spacious home which oozes character and potential. The property offers three spacious bedrooms, the addition of a ground floor w/c, a large garage and Driveway. Delightful and sunny gardens to both elevations. Marsden Green is a unique close where community matters, there are a large proportion of original residents in the street.

Conveniently located, the property is in walking distance to the highly sought after Applecroft Primary school and Stanborough Secondary School. The Handside Lane shops are at the end of the street. A level walk will see you into the town centre and mainline station. For the commuter, the A1M and A414 are easily accessible. This really is a one off opportunity and an internal viewing comes highly recommended to appreciate the care which has gone into this home.



## ROOM DESCRIPTIONS

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### WHAT THE OWNER SAYS

On a sunny morning after drawing the curtains at the front of the house, sunlight streams through the windows. In summer the dining room area and kitchen are bathed in sunlight in the late afternoon and evening. I moved here as part of a young family into this quiet cul-de-sac when the house was just built. The children also enjoyed taking part in neighbourhood events such as Jubilee parties and mini- Olympics. Many year later, my grandson returned to live here for two years whilst studying at Hertfordshire University. I have really enjoyed hosting parties with my friends, colleagues and having family reunions, both in the home and garden. I do hope that the next occupants have as many happy memories of life in this home as I have.

### WELCOME TO MARSDEN GREEN

Take a drive down the leafy cul-de-sac and enjoy the peaceful setting. Positioned in the middle of a terrace of three, the family specifically chose this plot from new in 1971. This terrace was in fact the first three homes built in the close. Park up on your private driveway and follow the path to the front door. The porch provides a convenient welcome where there is plenty of space for shoes and coats. There is a handy storage cupboard and access to the garage. There is a secondary door which leads nicely into the main hallway. A spacious and airy feel, the staircase is located here. For added convenience, there is a cloakroom w/c off the hall. The main living room is a superb size and features a dual aspect with a large window to the front easterly facing view and patio doors to the rear westerly facing view. This room offers so much space for a dedicated lounge area and dining area. The kitchen is to the rear of the property and offers a great range of storage facilities. In addition, there is a window and a door leading out to the rear garden.

### HEAD ON UP

The bright and airy landing houses the airing cupboard and loft access. All three bedrooms are a fantastic size, each offering built in storage cupboards and clothes hanging space. The principal bedroom welcomes a rear facing aspect alongside bedroom three and bedroom two overlooks the front garden. The bathroom is a great size and features a white three piece suite and a heated chrome towel rail for comfort.

### TOUR THE GROUNDS

Such a beautiful rear garden, perfectly manicured, the boundaries are enclosed to provide privacy. The garden is a real suntrap and features an apple tree and mature borders, mostly laid to lawn and there is a small patio area to enjoy. The front has also been landscaped with mature planting and lawn. For parking, there is a driveway and a garage with up and over door, there is also power and lighting for convenience. Some neighbours have expanded their driveways onto the garden area thus offering huge scope (stpp). The cul-de-sac offers unrestricted parking.

### ABOUT THE WEST SIDE

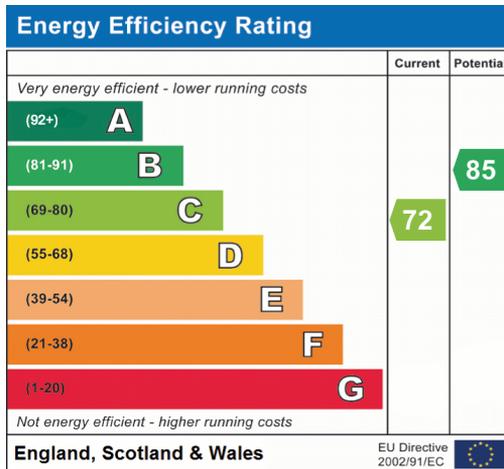
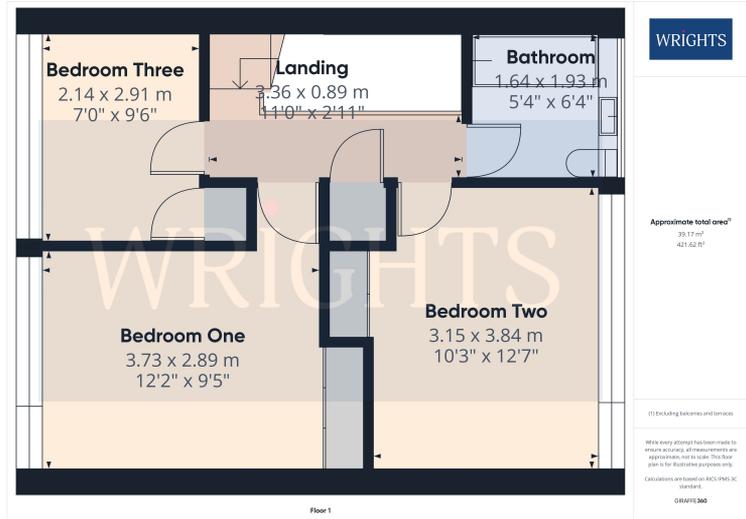
Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle 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.

### BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. 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.



# FLOORPLAN & EPC



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