



37, Sherrardspark Road

Welwyn Garden City,
Hertfordshire, AL8 7JY
Guide Price £1,300,000

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Location, Location, Location...This extended 4 bedroom link detached property located in arguably the most sought after road in Welwyn Garden City, comprises a large south facing rear garden and off street parking. Modern kitchen and two refitted bathrooms. With a short walk to Sherrardspark woods and all that the town centre of Welwyn Garden City has to offer as well as being close to "Good" rated Ofsted schools this property offers everything a family needs.

In Addition to this, the property has plans and planning permission for a single storey rear extension, a first floor side extension and a loft conversion making the potential with this property so much more than first meets the eyes.

- DELIGHTFUL 4 BEDROOM HOME
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- MODERN KITCHEN WITH ISLAND
- LEASEHOLD - 912 YEARS REMAINING
- CHAIN FREE.
- OFF STREET PARKING WITH GARAGE
- LARGE SOUTH FACING REAR GARDEN
- CLOSE TO SHERRARDSPARK WOODS AND GOOD SCHOOLS
- SOUTH FACING REAR GARDEN WITH SEVERAL SEATING AREAS
- PLANS AND PLANNING FOR EXTENSIONS



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Ground Floor

Entrance Hall

Amtico flooring. Door leading to downstairs toilet. Doors leading into living room, dining room and breakfast room. Under the stairs storage with separate cupboard housing coats and shoes. Carpeted stairs leading to first floor. Radiator.

Downstairs WC

Two piece bathroom suites comprising of vanity sink basin. Low level WC. Radiator. Georgian style double glazed UPVC window with obscured glass overlooking the front. Amtico flooring.

Living Room

Continuation of Amtico flooring from hallway. Dual aspects Georgian style double glazed UPVC walk in bay windows overlooking the garden. Door in same style leading to garden. Feature fireplace. 2 thermostatically controlled radiators. Television points and phone line.

Dining Room

Amtico flooring. Large walk in bay window comprising of Georgian style double glazed UPVC windows overlooking the garden. Thermostatically controlled radiator.

Breakfast room

Replacement upvc double glazed Georgian style window to front, Amtico flooring, archway leading to kitchen, room for dining table and chairs.

Kitchen/Diner

A large bright and spacious kitchen comprising a variety of wall and floor storage cupboards with cream fronts and chrome round handles. Space for under the counter washing machine, tumble dryer, dishwasher and freezer. Selection of integrated appliances including a Neff oven and grill. Neff induction hob with further Neff extractor hood over. Spotlights. Granite worktops. Dual aspect double glazed Georgian style UPVC windows overlooking the front. 1 1/2 sink with chrome mixer tap. Tiled flooring. Large island in centre of the kitchen with storage below. Continuation of the tile flooring stepping down into a rear hallway with double glazed UPVC door leading to garden and door leading into office.

Office

Laminated flooring. Phone line and television points. Thermostatically controlled radiator. Georgian style double glazed UPVC windows overlooking the garden.



First Floor

Landing

Large landing with doors leading to all rooms . Georgian style double glazed UPVC window letting in lots of natural light. Loft access with pull down ladder.

Bedroom One

A dual aspect double glazed double bedroom with Georgian style UPVC windows to rear and side . Thermostatically controlled radiator.

Bedroom Two

A double bedroom with Georgian style double glazed UPVC window overlooking the garden. Thermostatically controlled radiator. Door to En suite.

En Suite

Three piece bathroom suite comprising, walk in shower with Aqualisa power shower and rainfall shower above. Sink basin with chrome mixer tap. Low level WC with dual flush. Fully tiled. Extractor fan. Spotlights.

Bedroom Three

Thermostatically controlled radiator. Double glazed UPVC Georgian style windows overlooking the front. Small step up into small walk-in wardrobe.



Bedroom Four

A double bedroom with Georgian style double glazed UPVC windows overlooking the garden. Thermostatically controlled radiator.

Bathroom

A fully refitted bathroom with LeFroy Brooks sanitary ware, Amtico flooring. Four piece bathroom suite comprising, his and her sink basins with storage underneath. Tiled bath with shower attachments. Low level WC. Wall mounted towel rail. Dual aspect obscured glass Georgian style double glazed UPVC windows. Spotlights.

Outside

Front Garden

Fully blocked paved coach driveway big enough for four to five cars leading right up to front door and garage door. shrubs and plants to front borders.

Rear Garden

Large, well maintained, private south facing garden well stocked with a wide variety of hedges, shrubs, trees and rare plants. The garden is mainly laid to lawn with three separate paved seating areas leading from a fully paved flagstone patio. They include a sunken area for entertaining and relaxation in the sun. Hidden behind the hedges there is a decorative archway revealing a 'secret' garden much loved by children with further paved area, stepping stones and plants

Garage

Roll over metal door leading to front. Window and door leading to rear garden. Fully powered.



Planning permission

The property has planning permission for a single storey rear extension, first floor side extension and a loft conversion with Velux windows to rear.

Plans can be viewed on the Welwyn and Hatfield planning portal.

Plan references;

6/2021/1017/EMH | (26/03/2021) first floor side extension

6/2020/2410/HOUSE | (08/10/2020) single storey rear extension

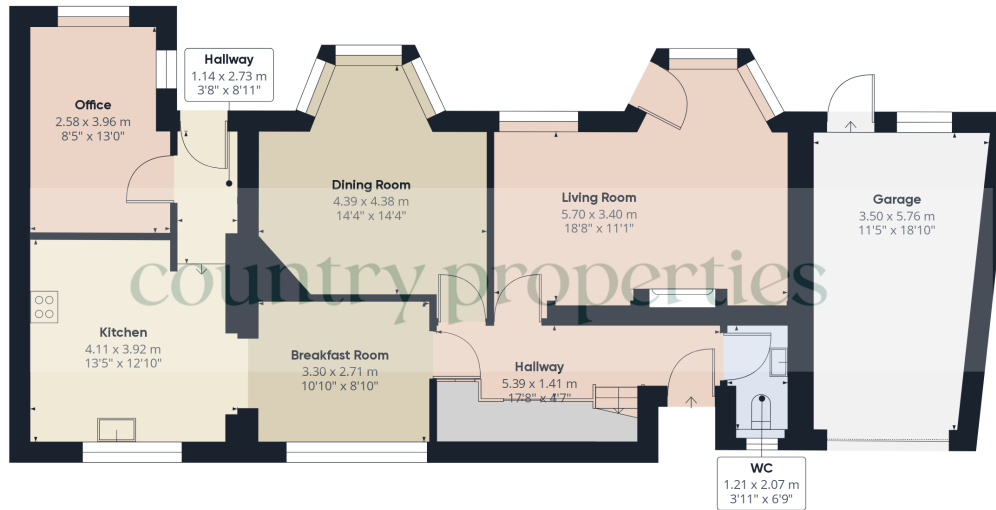
Agents Notes

Tenure: Leasehold 912 Years Remaining.

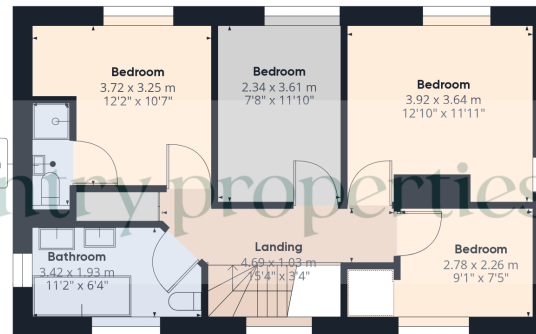
EPC Rating: D.

Council Tax Band: G £3367 P.A. This will change in April 2024.





Ground Floor



Floor 1

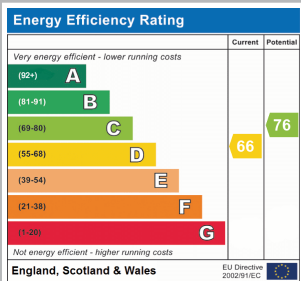


Approximate total area⁽¹⁾
 164.88 m²
 1774.74 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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](tel:01707339146) | E: welwyngc@country-properties.co.uk

www.country-properties.co.uk

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