

# 17 Nursery Hill, WELWYN GARDEN CITY, Hertfordshire, AL7 1UE

- IMMACULATE CONDITION THROUGHOUT
- LARGE FAMILY BATHROOM PLUS GROUND FLOOR W/C
- LANDSCAPED GARDEN WITH PORCELAIN PATIO AND LARGE SHEDS
- THREE GOOD SIZED BEDROOMS
- MASSES OF STORAGE
- SOUGHT AFTER RESIDENTIAL LOCATION
- EASILY ACCESSIBLE TO THE A414 AND A1M
- SOUTH FACING GARDEN
- OPEN PLAN KITCHEN/ DINER WITH DUAL ASPECT VIEWS



## PROPERTY DESCRIPTION

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A tastefully decorated and well loved family home at the heart of a quiet and leafy residential location in the ever popular Haldens district of the Garden City. Offering spacious accommodation, this superb property offers three great sized bedrooms, a open plan kitchen/diner, separate living room and the bonus of a ground floor w/c. An abundance of storage solutions throughout the home and externally the property has been well landscaped creating an enjoyable and calming al fresco experience on a south facing aspect. Plenty of residents private parking to the rear. This great home has been enjoyed by the family for 15 years. Conveniently located, the property is walking distance to Welwyn North and Garden City stations. Close by you will find the Haldens shops with every convenience required. A wide selection of renowned schools are within a short stroll. The A1M is easily accessible as well as countryside walks in Tewin. A must view property for a growing family.



## ROOM DESCRIPTIONS

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### ENTER THE RESIDENCE

A warm welcome awaits... A spacious entrance hall which immediately looks through the living room to the rear garden, a bright and airy feel about the home. Clever under stairs storage solutions and the staircase leads off to the side with window to the front elevation. The Super handy w/c is off the hall. Engineered wood flooring flows from the hallway and into the living room which is a great size and offers a calming space to relax at the end of the day with views to the rear garden aspect. The open plan kitchen/ diner is the real hub of the home, an entertainers delight! A lovely upgraded kitchen in a shaker style with plenty of wall and base units providing ample storage solutions. The fitted oven, gas hob and extractor elevate the elegance of the kitchen. The peninsula creates a natural division between the cooking and dining area. To the side there is a large cupboard which currently houses a freestanding larder fridge/freezer. The kitchen/ dining area has a tiled floor finish and a dual aspect view to the front and large glass French doors out to the patio area. Off of the dining area there is a huge storage cupboard with shelving for the day to day paraphernalia.

### HEAD ON UP

A bright and airy feel continues, the landing offers two large storage cupboards, one housing the boiler. The handy loft hatch provides access via the pull down ladder. The loft is insulated and part boarded. Bedrooms one and two are oversized double bedrooms and offer south facing views over the rear aspect. Bedroom three is a small double bedroom, again with a south facing view. The family bathroom is spacious and has been refitted to a high standard and includes a heated towel rail for comfort and storage as well as a window for ventilation.

### TOUR THE GROUNDS

The sunny rear garden on its south facing aspect creates another room to the home. Thoroughly enjoyed by the family. Landscaped with porcelain slabs, mature borders and handy gated access to the residents car park to the immediate rear. There is a timber summer house and workshop, both with power and lighting. To the front there is a further storage cupboard and a maintained potting area. The added bonus of unrestricted off street visitor bay parking and street parking making visits a breeze.

### WHAT THE FAMILY SAY

Since living here for the past 15yrs, it has been a great home to raise a young family. Junior and secondary schools & shops are all within walking distance, as is Welwyn North station with its fast links to London. It is very easy to access local trails for walking & cycling. We will be sad to leave after all this time!

### COUNCIL TAX BAND D

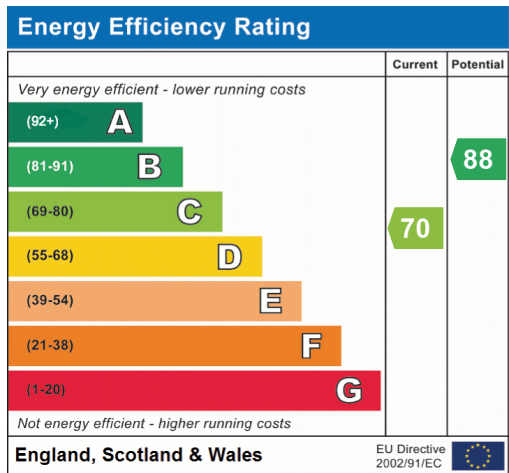
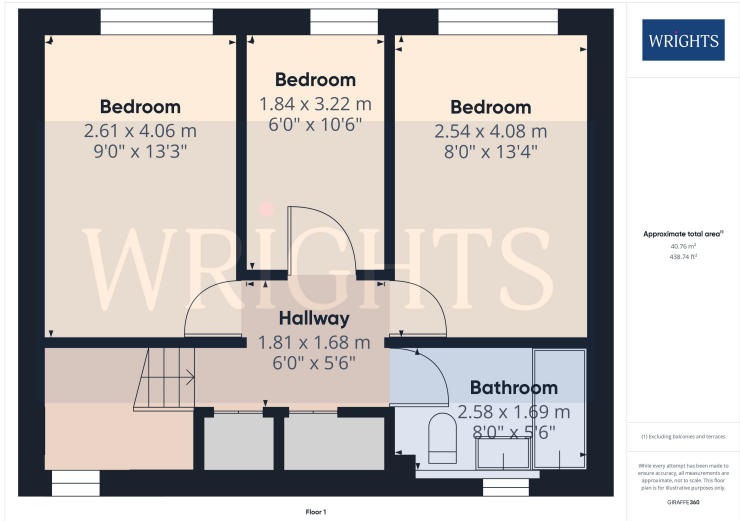
£2,184.15

### ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.







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