



22 Poppyfields, Welwyn Gardens City, Hertfordshire, AL7 2HJ

- GROUND FLOOR MAISONETTE WITH PRIVATE FRONT DOOR AND GARDEN
- ZERO SERVICE CHARGE AND ZERO GROUND RENT SHARE OF FREEHOLD
- SUPERBLY REFURBISHED TO THE HIGHEST OF STANDARDS
- OPEN PLAN LIVING / DINING AREA
- PRIVATE PARKING AND PLENTY OF UNRESTRICTED
- QUIET LEAFY CUL-DE-SAC IN PANSHANGER
- CLOSE TO MONEYHOLE PLAYING FIELDS AND PANSHANGER SHOPS
- EASY COMMUTE AND CLOSE TO MAJOR ROAD LINKS
- LUXURY SHOWER ROOM AND NEW COMBI BOILER



PROPERTY DESCRIPTION

****GROUND FLOOR MAISONETTE WITH PRIVATE ENTRANCE AND GARDEN**** SHARE OF FREEHOLD WITH EXTENDED LEASE, NO SERVICE CHARGE OR GROUND RENT! A rare opportunity to buy in this quiet and leafy CUL-DE-SAC set in a popular residential location. This beautifully presented and stylish home would be perfect for a first home or investment.

Open plan lounge and dining space, is easily large enough for sofas and dining table. The bright and airy bedroom overlooking the delightful PRIVATE GARDEN. A REFURBISHED SHOWER ROOM which has been elegantly designed. The property also benefits from a PRIVATE PARKING BAY, double glazing and gas central heating featuring a NEW BOILER. Positioned a short walk to the local Panshanger parade of shops and beautiful open countryside walks. The A1M, A414 and A10 are all within a short drive and Welwyn Garden Centre with the Mainline station serving Kings Cross in under 30 minutes is a short drive away. The historic town of Hertford is only 4.5 miles away. A potential investor could achieve on the region of £1250 pcm. Energy rating C.



ROOM DESCRIPTIONS

WHAT THE OWNERS SAY

I have loved living in Poppyfields for the past four years – it is a quiet and friendly neighbourhood where I've always felt at home. There is always plenty of parking available, which makes life so convenient. The garden is a real highlight, enjoying the sun from midday onwards, perfect for relaxing or entertaining. Having side access and my own private garden has been one of my favourite parts of living here.

OPEN PLAN KITCHEN LIVING AREA

A stylishly designed spacious area which is split into two sections, firstly the living room which has views over to the front garden and a bonus aspect to the side which brings great light to the dining area which is adjacent to the kitchen. Some home owners have opened the kitchen into this space for the modern open plan lifestyle. There is a large cupboard off the dining area. This kitchen includes an integrated oven and gas hob with space for a fridge freezer and dishwasher. There is a window to the side elevation.

INNER LOBBY

Incorporating a large airing cupboard which conveniently houses the washing machine, upgraded combi boiler and shelving for towels.

BEDROOM

A double bedroom with alcove for wardrobes. There is a window and door which leads out to the rear garden.

SHOWER ROOM

Impressively refurbished with tasteful additions, there is a walk in double shower, low level w/c and sink with vanity. Beautifully tiled and complete with a heated towel rail for comfort. For ventilation there is a window to the garden elevation.

PRIVATE GARDEN

Accessed via a private gated side access or via the bedroom. Low maintenance and laid to patio. There is a timber shed, power and lighting. The front garden is set behind a pretty hedgerow.

PARKING ARRANGEMENTS

Allocated parking bay to the private carpark which is conveniently located adjacent to the property. The street offers unrestricted parking.

MATERIAL INFORMATION

The lease is currently being extended to 999 years from 1982. The property is being sold with a "Share of Freehold" with the first floor maisonette. Zero Ground rent and Zero service charge.
Council Tax Band B.

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 years.



FLOORPLAN & EPC

WRIGHTS

WRIGHTS

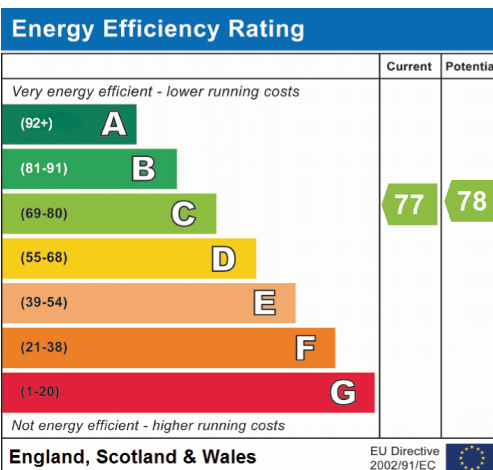


Approximate total area^m
42.4 m²
458 ft²

(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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