



# 18 Two Acres, Welwyn Garden City, Hertfordshire, AL7 4NS

- SUPERBLY REFURBISHED TO THE HIGHEST OF STANDARDS
- DEEP FRONTAGE WITH DRIVEWAY
- LANDSCAPED SOUTH EASTERLY FACING GARDEN
- AT THE END OF A LEAFY CUL-DE-SAC
- THREE WELL PROPORTIONED BEDROOMS
- CLOSE TO KING GEORGE PLAYING FIELDS AND WOODHALL SHOPS
- EASY COMMUTE TO THE MAINLINE STATION, A414 AND A1M





## PROPERTY DESCRIPTION

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**\*\*BEAUTIFULLY REFURBISHED AND PRESENTED IN IMPECCABLE CONDITION\*\*** So much more than meets the eye with this superbly refurbished three bedroom family home located at the END OF A QUIET AND LEAFY CUL-DE-SAC. This stunning home which has been well loved by the current family and a particular eye for detail with upgrades to include; a BESPOKE KITCHEN FINISHED WITH QUARTZ WORKTOPS, PORCELAIN TILED BATHROOM and beautifully landscaped SOUTH EASTERLY facing garden. Increasing the properties functionality is the attractive deep frontage and large driveway. This is a turn key opportunity and an ideal first time home to grow into. Two Acres is a 1950's close in the ever popular Woodhall district. With an easy commute to the town centre and mainline station as well as the A1M. The ever popular King George playing fields are just around the corner and conveniences such as the Woodhall shops are just a short stroll from the home. In addition, a range of renowned primary schools are close by. This is a must view property and an early viewing comes highly recommended to appreciate the efforts to date.





## ROOM DESCRIPTIONS

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### WELCOME TO TWO ACRES

As you approach this delightful home nestled on a tree-lined street, you'll be welcomed by a private driveway that offers both convenience and charm. Upon entering, you'll find an inviting lobby that seamlessly transitions into the main living area, a cosy yet spacious room that elegantly defines a perfect space for relaxation and entertaining. Enjoy the beauty of dual-aspect views, where a window at the front invites the morning light, and elegant glass patio doors at the rear open up to your outdoor sanctuary, ensuring all-day sunshine from the south easterly facing rear aspect. The kitchen is a real wow factor of the home with its "True Handleless" sleek units finished with quartz worktops. Bonus features such as AEG oven, induction hob & washing machine. Additionally, a spacious under-stairs storage cupboard offers practical solutions for organizing everyday items, ensuring your home remains clutter free. There is also a convenient W/C on this floor.

### HEAD ON UP

The spacious landing offers easy access to each thoughtfully designed space and features an airing cupboard. The principal bedroom has been thoughtfully styled to create a calming sanctuary, providing a peaceful retreat for unwinding at the end of the day. This room features a sunny rear facing aspect with built in wardrobes and cupboard. Bedroom two is generously proportioned, This room also overlooks the serene rear aspect, granting a tranquil view and an added sense of privacy. The third bedroom is perfectly suited for a child's room, providing a cosy and imaginative space. The bathroom has been tastefully renovated to achieve the ideal blend of modern elegance with a porcelain tiled finish.

### TOUR THE GROUNDS

The homeowners take great pride in their garden, which is a true sun trap featuring lush greenery. The outdoor space includes a charming natural stone patio perfect for al fresco dining, along with a cosy reading corner. The 50/50 Garden City shed complements the character of the property. There is also a timber shed. For added convenience, a side passageway provides easy access to the front. The driveway accommodates off-street parking for one vehicle and could potentially be expanded for further off street parking (stpp), while the street offers unrestricted parking options.

### WHAT THE OWNERS SAY

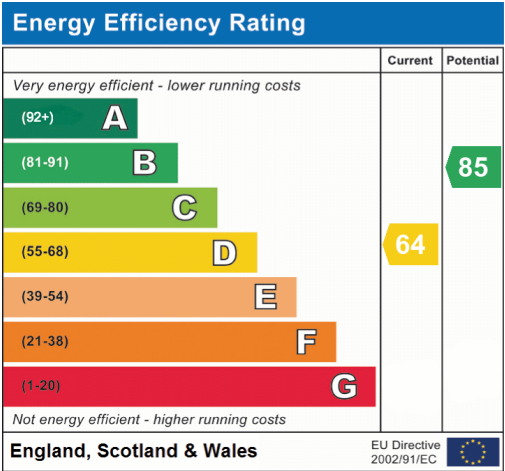
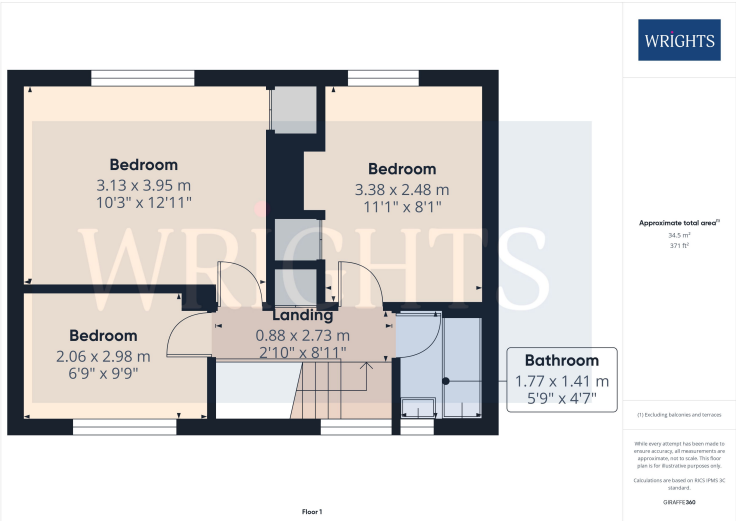
We moved here 2009 as first time buyers It's been a lovely first home. We started off living here with our dog and then went on to have our children so have made many fond memories. It's a quiet leafy Cul de sac that is a close to walk to the local shops, pubs, schools and the king George playing fields which can be viewed from rear bedrooms. After 16 Happy years it's time for our next chapter and we hope it brings you as much happiness as it has for us.

### COUNCIL TAX BAND C

### ABOUT WELWYN GARDEN CITY

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. Conceptualised 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 points are the Howard Centre home to popular high street retailers and a John Lewis department store. 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.





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