

REDUCED

Offers Over £450,000 Freehold



# 68 Penn Way, Welwyn Garden City, Hertfordshire, AL7 3EF

- ONE OWNER FROM NEW, PURCHASED OFF PLAN
- SELECTED OPTIONAL EXTRAS FROM CONSTRUCTION AND UPGRADED KITCHEN
- PRINCIPAL SUITE WITH DRESSING AREA AND EN-SUITE
- VERSATILE HOME WITH ACCOMMODATION ACROSS THREE FLOORS
- AL-FRESCO GARDEN
- PRIVATE PARKING
- PLENTY OF STORAGE
- HOP SKIP AND A JUMP FROM THE MAINLINE STATION

WRIGHTS

Wrights of W G C

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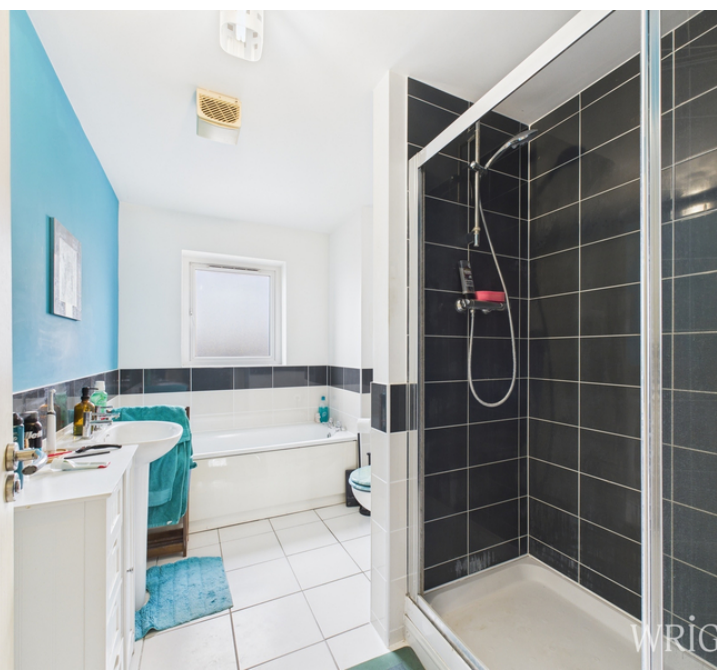




## PROPERTY DESCRIPTION

PERFECT FOR THE COMMUTER AND THE FAMILY! Versatile living over three floors, this very smart four bedroom contemporary house situated in a quiet and peaceful tree lined location. Built in 2013 by Taylor Wimpy on the exclusive Mirage development. The home boasts many upgraded features which including an INTEGRATED KITCHEN. A well maintained enclosed garden for AL-fresco dining. LARGE FOUR PIECE EN-SUITE BATHROOM TO THE PRINCIPAL SUITE.

This wonderful residence has been in the same ownership from new, with the vendor choosing this specific plot and selected additional features. Exceptional transport links, with Welwyn Garden City mainline station only a hop,skip and a jump, offering regular services to London King's Cross in under 30 minutes, while Junction 4 of the A1(M) is within two miles. Close proximity to a selection of renowned Primary schools and Stanborough Secondary school. Energy rating C. A must view opportunity for the growing family.



## ROOM DESCRIPTIONS

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### WELCOME TO THE MIRAGE

Drive down the exclusive private tree lined street with its blend of modern and contemporary style properties. There is a children's play park for enjoyment. Park conveniently to the rear of the property and an imposing town house positioned proudly in the middle of the terrace. Specifically chosen by the homeowners for its tranquil position.

### ENTER THE RESIDENCE

The entry lobby flows neatly into the hub of the home, a refitted kitchen with its superb range of features. Integrated with appliances to include double oven, inset gas hob, washing machine and dishwasher. Oak style worktops. There is a dedicated breakfast bar area. There is a w/c for convenience. The cosy yet spacious living room is a tranquil room which with its patio doors leading nicely out to the garden.

### HEAD ON UP

A large and bright landing welcomes you nicely to the middle floor. The fantastic guest room offers a rear aspect view. Bedroom three is on this floor and is currently being used as a home office but has previously been used as a guest room. There is also a family bathroom for convenience.

### LIFE AT THE TOP

The top floor houses the principal suite, the perfect getaway for parents, an expansive space which provides a calming sanctuary. There is plenty of storage with enormous storage cupboard and space for large wardrobes. Leading nicely in to the four piece en-suite which features a double shower and bath! Bedroom four is also on this floor and makes an ideal children's room or study. There is a large airing cupboard on the landing.

### AL-FRESCO DINING

The rear garden has been tastefully landscaped and offers a relaxing space for evening meals on the natural York Stone paving. For convenience, there is a gate which provides direct access to the private parking bay. The timber shed and bin store are neatly tucked away. Penn Way offers unrestricted residents street parking.

### ADDITIONAL INFORMATION

Council Tax band E.

There is an annual residents charge of £200.00 for the maintenance of walkways, verges and communal gardens.

### ABOUT WELWYN GARDEN CITY

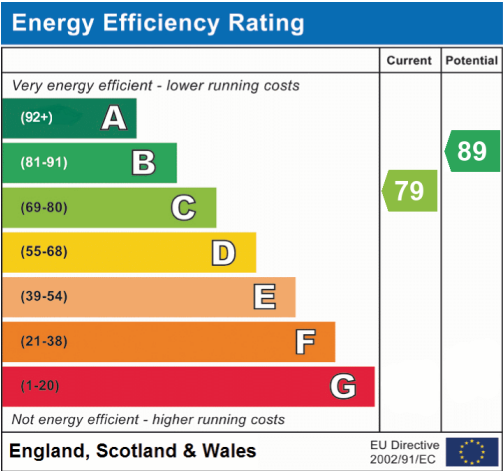
Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle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





FLOORPLAN & EPC

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