



# 4 Walnut Court, Welwyn Garden City, Hertfordshire, AL7 4EZ

- CHAIN FREE
- POTENTIAL TO EXTEND (STPP)
- DRIVEWAY FOR TWO CARS
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO A SELECTION OF PRIMARY SCHOOLS
- IN NEED OF SOME MODERNISATION
- IDEAL FIRST TIME BUY



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\*** A traditional 1950's Garden City property offering a delightful opportunity to create your dream home. Positioned at the heart of a SMALL CUL-DE-SAC, this is the properties FIRST TIME TO THE OPEN MARKET having been in the same family for many years! In need of modernisation, the property offers huge potential to extend to the rear as neighboring homes have completed (Stpp). Comprising three bedrooms and a bathroom. The ground floor offers a living room and a kitchen with additional cloakroom w/c. A low maintenance garden with driveway providing off street parking for two cars. The windows have been upgraded. Walking distance to renowned primary schools and conveniences. The town centre and mainline station are close by. Easy commute with swift access to the A414 serving the A1M and A10. An early viewing comes highly recommended.





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

Staircase to first floor. Door leading into the living room.

#### LIVING ROOM

Large window to the front elevation. Under stairs storage.

#### KITCHEN

A range of wall and base units, window and door to the rear garden.

#### W/C

A handy addition to the home, low level w/c and was hand basin. Window for ventilation.

### FIRST FLOOR

#### LANDING

Airing cupboard and loft access.

#### FAMILY BATHROOM

Traditionally laid out with a bath, low level w/c and wash hand basin. This room has been adapted into a Wet room. Window to the rear elevation.

#### BEDROOM ONE

Window to the rear elevation. Alcove with fitted wardrobes.

#### BEDROOM TWO

Window to the front elevation.

#### BEDROOM THREE

Window to the front elevation. Alcove above the staircase.

### OUTSIDE

#### REAR GARDEN

Westerly facing, the garden has been paved to create a low maintenance theme. Shared side access with the adjacent neighbor to the front.

#### PARKING ARRANGEMENTS

Driveway providing off street parking for two cars. Unrestricted street parking.

#### COUNCIL TAX BAND C

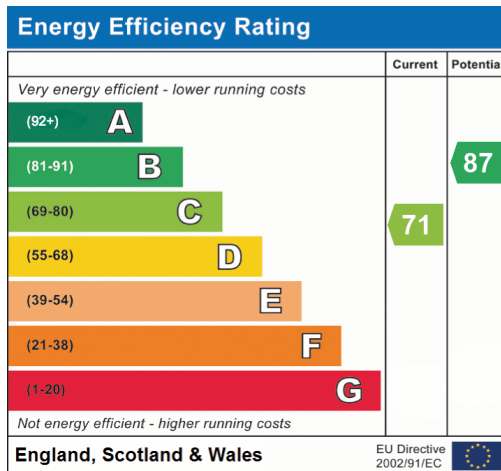
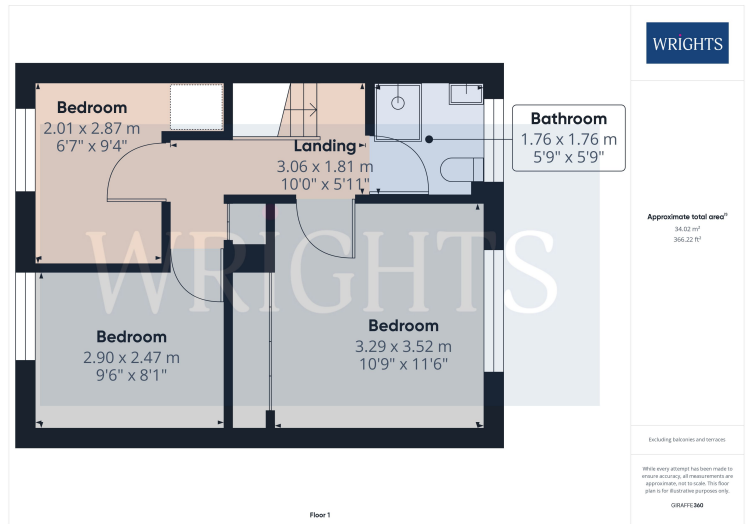
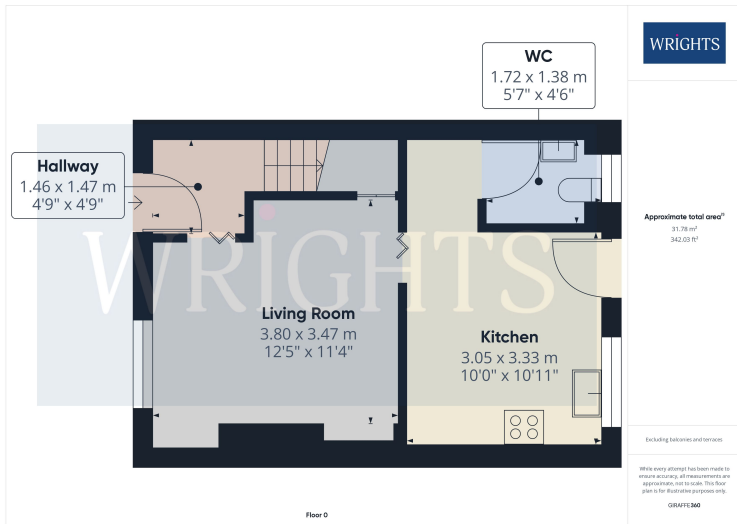
£1853.62

#### 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 favorites including John Lewis, there is also a Waitrose and a Sainsburys on the outskirts of the town. 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, Megans is a great place to meet friends.



# FLOORPLAN & EPC



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