



The Moors, Welwyn Garden City, Hertfordshire, AL7 1QR

- CHAIN FREE
- HEART OF A LEAFY CUL-DE-SAC OVERLOOKING A GREEN
- GROUND FLOOR W/C
- SPACIOUS AND VERSATILE ACCOMMODATION
- OPEN PLAN LIVING
- IMMACULATE CONDITION
- MANICURED GARDEN TO ENJOY
- WALKING DISTANCE TO PANSHANGER PRIMARY AND RIDGEWAY ACADEMY



PROPERTY DESCRIPTION

****CHAIN FREE**** Situated within a sought-after cul-de-sac in the popular Panshanger area, this well-presented three-bedroom terraced home enjoys a pleasant position overlooking a tree-lined green. The property welcomes you with an entrance hall providing access to a convenient downstairs cloakroom with WC and basin. To the front, there is a spacious open-plan kitchen/diner, fitted with integrated appliances including an oven, microwave, and gas hob, ideal for both everyday living and entertaining. To the rear, a generously sized lounge spans the width of the property and benefits from large windows and patio doors, allowing for an abundance of natural light and providing direct access to the garden. Upstairs, the accommodation comprises a well-proportioned principal bedroom with built-in storage, a further double bedroom, and a single bedroom which could also serve as a home office. The family bathroom is fitted with a modern walk-in shower, basin, and WC. Externally, the rear garden features a patio area leading to a lawn with well-established planting, creating a private and inviting outdoor space. Additional benefits include a useful storage cupboard, a secluded seating area to the rear, and gated access. The location is incredibly convenient, with the Panshanger shops just around the corner, providing all the necessary amenities. Picturesque parkland walks and reputable schools, including Panshanger Primary School, are also nearby. For commuters, the A414 and A1M are easily accessible, while the town centre and mainline station are just a short drive away, ensuring convenient transit options. This is a must view property to appreciate its charm.



ROOM DESCRIPTIONS

WELCOME TO THE MOORS

This impressive family home, located on a tree lined green is turn key ready. A welcoming hallway invites you in, providing a spacious area to hang coats as well as giving access to the handy w/c. At the other end is the generous open plan kitchen diner. Here you will find an eye level integrated oven, microwave and separate gas hob. The bright and airy dining area offers ample space for all the family and visitors. The spacious lounge is the heart of the home, spanning the rear of the property and offers a cosy space to unwind, additionally offering access to the rear via the patio doors. Due to the flexibility of the ground floor, various configurations could be utilised to suit any needs.

HEAD ON UP

Ascending the stairs, the vaulted ceiling on the landing offers a great feeling of space offering access to the master bedroom, flooded with plenty of natural light from the large windows and built in storage. The second double bedroom overlooks the rear garden and the third bedroom offers a good size for a bedroom or home office. The family bathroom benefits from a walk in shower, basin and w/c.

EXTERNAL

To the rear the property boasts a patio area, ideal for relaxing or entertaining, a storage cupboard, a laid to lawn with well established plants, a secluded seating area at the back of the garden, along with gated access for added convenience.

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.

Buyer Information

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



