

REDUCED

£300,000 Freehold



4 Parkside, Welwyn, Hertfordshire, AL6 9DQ

- WALKING DISTANCE TO WELWYN VILLAGE HIGH STREET
- EASY ACCESS TO MAJOR ROAD LINKS
- GARAGE ON BLOCK
- CHAIN FREE
- SHARE OF FREEHOLD
- NO GROUND RENT
- UNRESTRICTED PARKING
- CUL-DE -SAC
- GROUND FLOOR MAISONETTE WITH PRIVATE FRONT DOOR

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

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PROPERTY DESCRIPTION

***CHAIN FREE* TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE WITH ITS OWN PRIVATE ENTRANCE.** Set in a idyllic part of Welwyn village and within walking distance to the High Street in a **PRIVATE CUL-DE-SAC**. ***SHARE OF FREEHOLD** with **NO GROUND RENT** and low service charges.* So many attractive features to this property. This great home offers a **GARAGE en-bloc** plenty of parking. Featuring easy level access to the front, a **SEPARATE KITCHEN** and plenty of storage. Both bedrooms are facing East so plenty of sun in the morning. Maintained communal gardens to enjoy. A viewing comes highly recommended to appreciate the noteworthy features. Easy commute with direct access to the A1M and close proximity to Welwyn North Station. Welwyn High Street offers a vast array of boutique shops and independent eateries as well as a historic Church and is surrounded by picturesque countryside.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Spacious hall with all rooms leading off plus storage cupboard.

LIVING ROOM DINER

4.76m x 3.79m (15' 7" x 12' 5")

Large lounge diner with a bay window looking out onto the front garden area.

KITCHEN

2.07m x 2.70m (6' 9" x 8' 10")

Well maintained kitchen with a combi boiler and space for a fridge/freezer and washing machine.

BATHROOM

2.12m x 2.69m (6' 11" x 8' 10")

Spacious three piece bathroom suite with an electric shower over the bath, wash hand basin and low level w/c.

BEDROOM ONE

3.19m x 3.77m (10' 6" x 12' 4")

Bedroom one has dual aspect windows letting in the natural light.

BEDROOM TWO

3.45m x 2.65m (11' 4" x 8' 8")

Bedroom two has enough space for a double bed.

GARDEN

Communal garden in the Cul-de-Sac

PARKING ARRANGEMENTS

For block garage, unrestricted street parking

LEASE INFORMATION

Ground Rent: Nil

Lease 999 years from 1985 Share of Freehold granted in 2009.

Service Charge: £40 per month.

COUNCIL TAX BAND C

£1,831.68

ABOUT WELWYN

Welwyn is a quaint village with the river Mimram running through and willow trees lining the banks. Unique timber-framed buildings present Welwyn as a traditional English village but the rich Roman archaeology gives it a clear sense of identity. Despite being located deep in the Hertfordshire countryside, there is plenty to do nearby. For everyday essentials, Tesco Express is only a 4-minute drive away in Welwyn Village. There is also a local post office, butchers, florist, bakery and library, as well as a doctor's surgery and pharmacist. The village is full of traditional English amenities, from country pubs and restaurants to specialist and boutique shops and beautiful churches with plenty history, providing the best features of village life. The Wellington Inn offers delicious and innovative food in a charming rustic setting, alternatively The White Hart – a grade II listed coaching inn – serves afternoon tea and a tapas menu.





Total area: approx. 64.7 sq. metres (696.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC