



WRIGHTS

34 Holwell Road, WELWYN GARDEN CITY, Hertfordshire AL7 3RD

£415,000 - Freehold

### Property Summary

This impeccably maintained and tastefully decorated three bedroom Garden City residence which is perfectly positioned to offer a lively and fulfilling lifestyle. A true turn key treasure, having been thoughtfully updated to blend modern convenience whilst maintaining its period 1930's characteristics and all the comforts you crave. The residence features a spacious open-plan kitchen and breakfast room, an inviting space for family gatherings or entertaining friends. The elegant family bathroom enhances the home's appeal, seamlessly integrating style with practicality to meet the needs of a growing family. Step outside to the beautifully landscaped gardens, where you can relax in a serene outdoor environment or host summer barbecues. The driveway provides private parking, ensuring convenience for you and your visitors. Situated within walking distance of the Town Centre and Welwyn Garden City mainline stations, commuting to London or other nearby areas is a breeze. Within a short walk you will find the Woodhall shops, offering all the essential amenities you need. A selection of renowned schools are also just a short stroll away, making this location ideal for families. For nature lovers, take advantage of the scenic countryside walks close by as well as the Stanborough Lakes. This property is truly a must see, perfect for first-time buyers seeking a stunning home in a vibrant community.

### Features

- TASTEFULLY DECORATED AND MODERNISED WITH PERIOD FEATURES
- DRIVEWAY
- PRETTY TREE LINED STREET
- 1930'S REDBRICK CONSTRUCTION
- CLOSE TO THE TOWN CENTRE AND MAINLINE STATION
- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER
- SOUTH FACING GARDEN



## Room Descriptions

### WHAT THE OWNERS SAY

Our home has been the perfect place to make memories and spend time with friends and family, and we couldn't have loved living here more. The large windows were what sold the house for us, and are still a feature we adore, letting so much natural light in. The south facing garden is our sunny sanctuary and is perfect for hosting barbecues or watching the birds dart from hedge to hedge! The location is perfect, being an approximate 7 minute walk to the train station which can get you into Kings Cross in under 30 minutes. Just a short walk away, there are some local shops, as well as a post office and bakery. The neighbours are really friendly and are always happy to take in a parcel if you are out when it's delivered. Safe and welcoming, our home has provided us with a wonderful lifestyle, and we are confident it will bring the same joy and comfort to its next owners.

### WELCOME TO HOLWELL ROAD

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 facing rear aspect off of the dining area. The kitchen offers plenty of storage solutions and bonus features such as an eye-level double oven, induction hob, dishwasher and washing machine. Additionally, a spacious under-stairs storage cupboard offers practical solutions for organizing everyday items, ensuring your home remains clutter free.

### HEAD ON UP

The spacious landing offers easy access to each thoughtfully designed room, featuring convenient loft access for extra storage options and the 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 the classic porthole style window and Bedroom two is generously proportioned, boasting a large alcove that is ideal for fitted wardrobes, enabling you to maximize space while keeping your belongings organized. This room 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 cozy and imaginative space. A handy storage cupboard ensures that you have plenty of room to keep everyday items organized and easily accessible. The bathroom has been tastefully renovated to achieve the ideal blend of modern elegance and classic charm. Featuring conveniences such as a shower over the bath and a heated towel rail, this space is designed for both practicality and relaxation. Additional storage solutions enhance this well-appointed area, making it as functional as it is stylish.

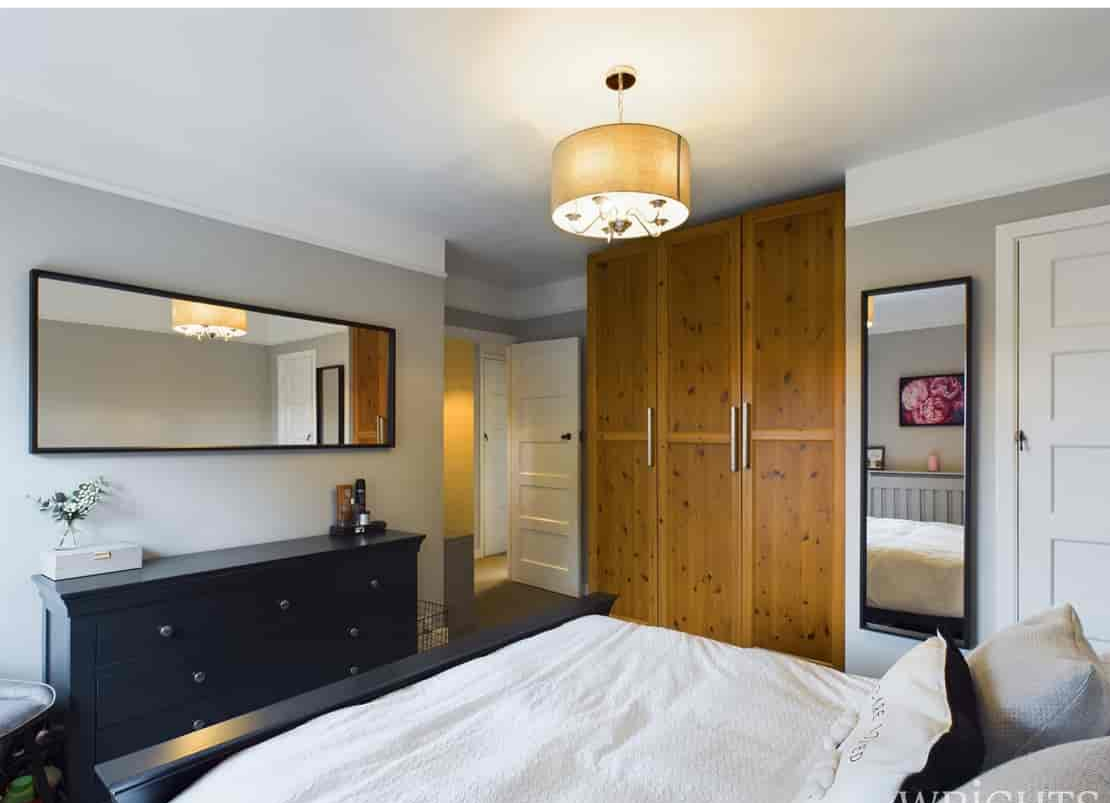
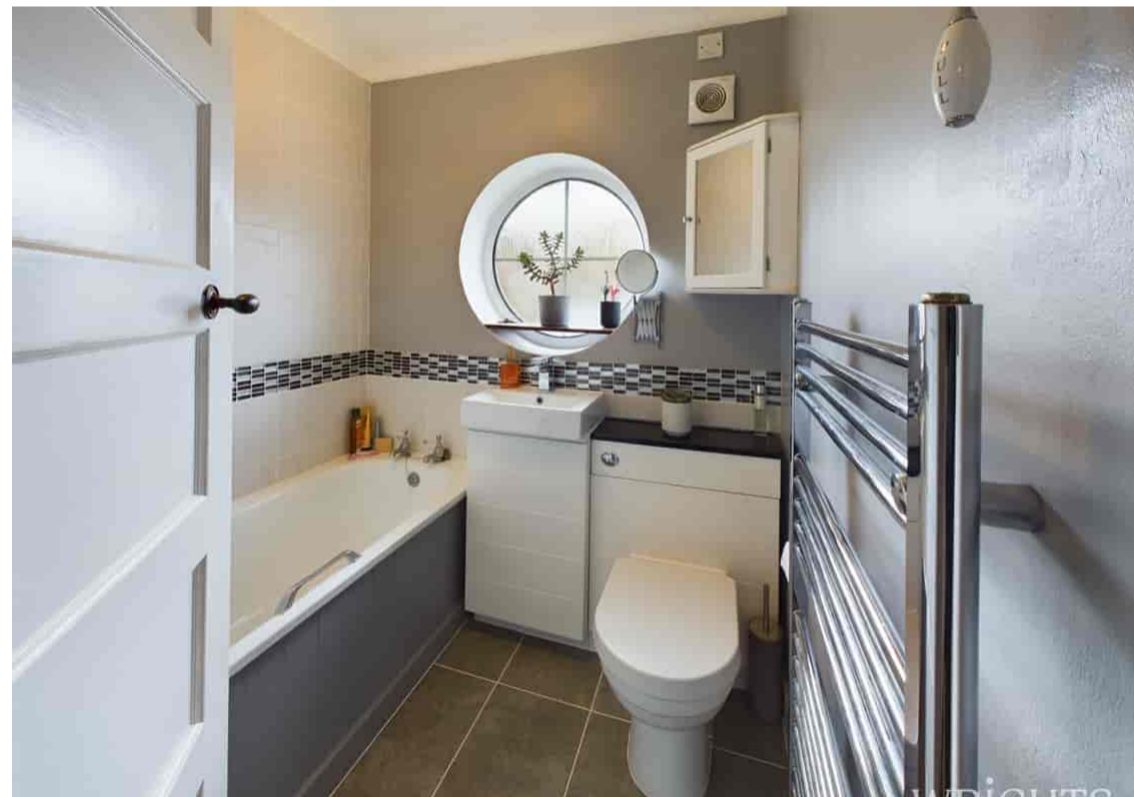
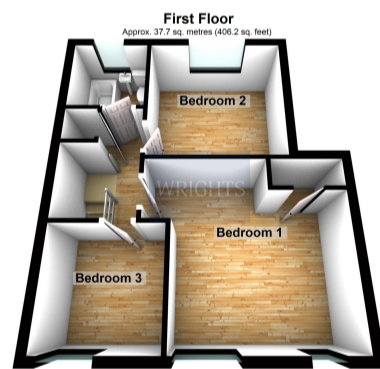
### A SUNNY ASPECT

The homeowners take great pride in their garden, which is a true sun trap featuring lush greenery. The outdoor space includes a charming patio perfect for al fresco dining, along with a cosy decking area. The 50/50 Garden City shed, with clay roof tiles, 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, while the street offers unrestricted parking options.

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC