



1 Hornsfield, WELWYN GARDEN CITY, Hertfordshire, AL7 2DX

- CHAIN FREE
- THE DOUBLE BEDROOMS
- LARGER THAN MOST THREE BEDROOM HOMES
- GARAGE AND DRIVEWAY
- CUL-DE -SAC
- REPLACEMENT KITCHEN, BATHROOM AND GROUND FLOOR W/C
- LANDSCAPED GARDEN
- WALKING DISTANCE TO A RANGE OF SCHOOLS
- COMPLETE IN TIME FOR CHRISTMAS



PROPERTY DESCRIPTION

****CHAIN FREE**** A well presented and homely **THREE DOUBLE BEDROOM END TERRACE** family home nestling in a **QUIET CUL-DE-SAC**. A rare opportunity to purchase this great size home measuring **106 SQ/M!** Having undergone refurbishment works by the present owners, there is still plenty of scope to improve and place your own stamp on the home. Features include a **REPLACEMENT KITCHEN AND BATHROOM, LANDSCAPED REAR GARDEN, GARAGE and DRIVEWAY**. Two great sized reception rooms with the potential to create an open plan kitchen diner as neighboring properties have done. **BESPOKE BLINDS TO ALL LIVING AND BEDROOMS**. These homes rarely come to the market so an internal viewing comes highly recommended to fully appreciate the home. Situated adjacent to the Panshanger Golf Club and located only 4 miles to the Historic town of Hertford, local countryside walks are a stones throw away. Ofsted "good" primary schools are within walking distance. Energy rating C.



ROOM DESCRIPTIONS

Ground Floor

ENTRANCE HALL

Large hallway with stairs to first floor, under stairs alcove for storage.

LOUNGE

3.75m x 3.16m (12' 4" x 10' 4") Window to front elevation.

DINING ROOM

3m x 2.9m (9' 10" x 9' 6") Window to rear elevation.

KITCHEN

2.96m x 2.58m (9' 9" x 8' 6") A range of grey wall and base units, white marble effect tops with splash backs to match. Fitted oven and electric hob. Window to rear elevation.

REAR LOBBY

Providing access out to the garden, garage and w/c

W/C

Upgraded with a wash hand basin and low level w/c.

FIRST FLOOR

LANDING

Airing cupboard and the added bonus of a large walk-in cupboard/room. Loft access.

BEDROOM ONE

4.1m x 3.74m (13' 5" x 12' 3") Window to front elevation.

BEDROOM TWO

4.05m x 3.57m (13' 3" x 11' 9") Window to front elevation.

BEDROOM THREE

4.12m x 3.00m (13' 6" x 9' 10") Window to rear elevation.

BATHROOM

L shape bath with full shower enclosure, low level w/c and sink with vanity unit. Subway tiles to the walls and vinyl to the floor. Window for ventilation.

OUTSIDE

REAR GARDEN

Fully Landscaped garden with enclosed boundaries. Laid to lawn and sandstone patio. Decked area to the rear and gate to side.

GARAGE

Up and over door, power and lighting

DRIVEWAY

Block paved driveway for one car. there is also a front garden which could be utilised for more parking (subject to the usual planning consent)

Note

The photos demonstrated in the live listings are prior to the property being tenanted.

The sellers are aiming for a swift completion before Christmas 2023.

COUNCIL TAX BAND D

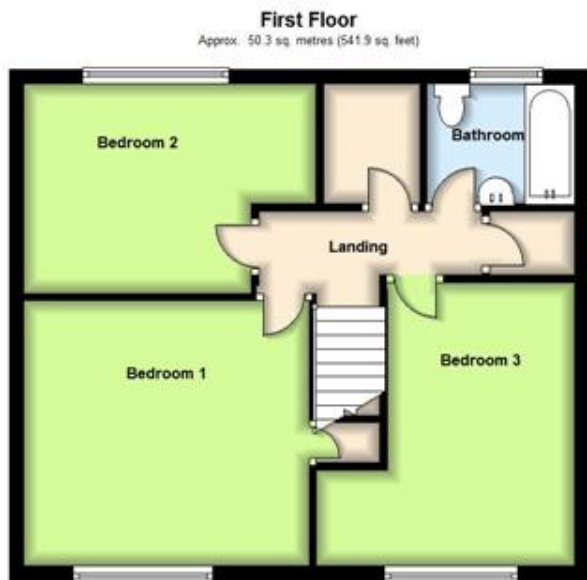
£2,085.31

ABOUT PANSHANGER

Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies. Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.



FLOORPLAN & EPC



Total area: approx. 108.7 sq. metres (1170.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	70	
(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	

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