

FOR SALE

£500,000 Freehold



WRIGHT

114 Forresters Drive, WELWYN GARDEN CITY, Hertfordshire, AL7 2JQ

- REPLACEMENT KITCHEN WITH GRANITE WORKTOPS
- THREE RECEPTION ROOMS
- DEDICATED OFFICE/ SNUG ROOM WITH GROUND FLOOR W/C
- LANDSCAPED GARDENS WITH STUNNING PORCELAIN PATIOS
- TASTEFULLY DECORATED IN A TURN KEY FINISH
- HIGHLY SOUGHT AFTER TREE LINED STREET
- DRIVEWAY
- EASY COMMUTE AND CLOSE TO MAJOR ROAD LINKS

WRIGHTS

Wrights of W G C

36, Stonehills, Welwyn Garden City, AL8 6PD

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PROPERTY DESCRIPTION

Discover this beautifully decorated and fully refurbished three-bedroom family home situated on a popular, leafy residential street in the heart of Panshanger. This turnkey property offers versatile living space with three reception rooms, including a dedicated office/snug room and a convenient ground floor W/C. The home features an upgraded kitchen and bathroom, both finished to high standards with premium fixtures and fittings. The landscaped gardens provide a low-maintenance outdoor living experience, complete with a porcelain patio ideal for entertaining and relaxing. Upstairs, you'll find well-proportioned bedrooms, perfect for family comfort. Forresters Drive is a sought-after 1980s development built by renowned builder Laing Homes. The local Panshanger shops and Morrisons supermarket are just a short walk away, while the picturesque village of Tewin offers tranquil Sunday walks and charming pub lunches. Families will appreciate proximity to the Moneyhole playing fields and renowned primary schools within walking distance. Excellent connectivity to the A414, A1(M), and town centre mainline station makes commuting easy. This exceptional home truly has it all—schedule a viewing to fully appreciate its features and potential.



ROOM DESCRIPTIONS

WELCOME TO FORRESTERS DRIVE

Approach the property which sits proudly on a corner plot on this leafy road. Set on a desirable corner plot along a tranquil, leafy road, this charming property offers both privacy and curb appeal. Arrive via your private driveway and step into the welcoming entrance porch. To the side, a converted garage provides a versatile space, currently used as a home office and reading nook complete with a convenient W/C and ample storage. The spacious main living room offers endless flexibility for arranging furniture and creating your ideal living space. The staircase is discreetly tucked away, leading to the upper level. Moving through elegant bi-fold doors, you'll find a bright and spacious dining room featuring a recently upgraded roof. This room boasts dual-aspect windows overlooking a stunning garden and provides direct access through stylish French Doors, perfect for indoor-outdoor living and entertaining. The modern kitchen, situated at the rear of the property, is finished to a high standard with sleek gloss units and granite worktops. It's well-appointed with a built-in Range cooker and dishwasher, both included in the sale. Ample space is available for an American-style fridge freezer and a washing machine, catering to all your household needs.

HEAD ON UP

The generous landing offers a gallery-style view of the staircase, adding a sense of openness to the space. An airing cupboard provides convenient storage, enhancing practicality. All three bedrooms are spacious doubles, bedrooms one and two overlook the front elevation, while bedroom three at the rear offers views of the garden. The upgraded family bathroom boasts a high-end suite, beautifully finished with tiled walls and floors. Additional features include a stylish mirror with integrated lighting and a chrome heated towel rail, elevating both function and aesthetics. Access to the loft is via bedroom one, with a large hatch opening and pull-down ladder for ease of use and storage.

TOUR THE GROUNDS

The rear garden has been thoughtfully landscaped to create a low-maintenance outdoor space. Porcelain slabs provide a sleek, durable patio surface, complemented by a raised artificial lawn area that adds greenery without the upkeep. A spacious timber shed offers convenient storage, while a side gate provides easy access and added privacy. The front garden also benefits from attractive landscaping, boosting the property's kerb appeal. A driveway offers off-street parking, and Forresters Drive provides additional unrestricted street parking options for visitors.

COUNCIL TAX BAND D

WHAT THE FAMILY SAY

As a young family we have loved living in this home. The local area has so much to offer, with Moneyhole playing fields on our doorstep, local woodland walks, good schools, local shops, Tewinbury Farm and Cole Green Way short walks away. Forrester's Drive is such a quiet street with friendly neighbours that we will miss. It is an adaptable home that has served us well with 3 good sized rooms so the children never struggled with toy space when smaller and we have easily adapted the old playroom to an office as they have got older. We love opening up our bi-folds and french doors, creating a more open plan home for entertaining in the Summer months. We have had many happy years here raising our family.

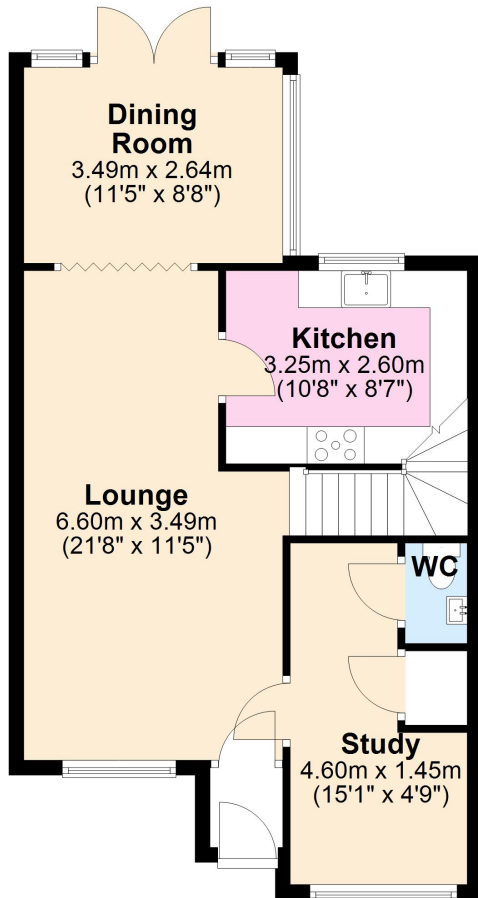
ABOUT PANSHANGER

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.



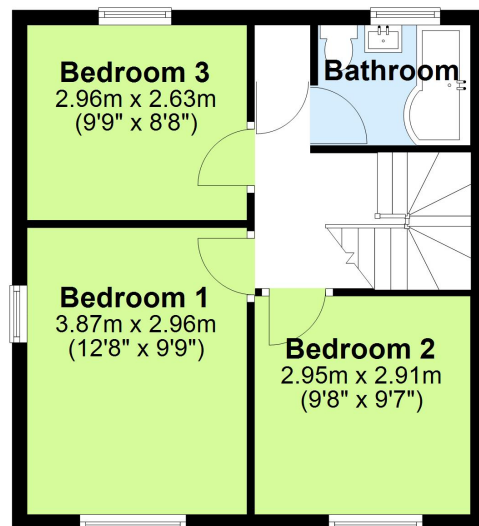
Ground Floor

Approx. 54.2 sq. metres (583.7 sq. feet)

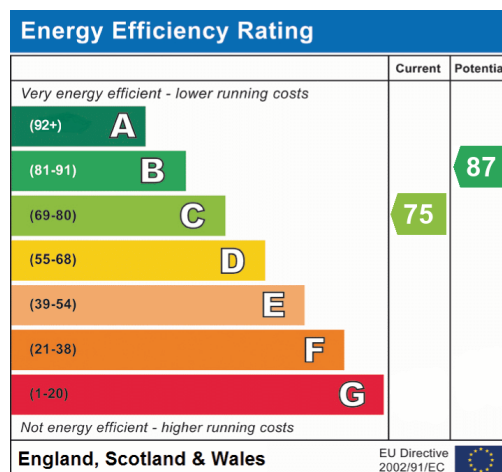


First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Total area: approx. 93.6 sq. metres (1007.8 sq. feet)



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