



28 Great Ley, Welwyn Garden City, Hertfordshire, AL7 4TR

- CHAIN FREE
- LARGE REAR GARDEN IN EXCESS OF 100FT
- FIRST TIME EVER TO MARKET AFTER DECADES OF FAMILY OWNERSHIP
- FOUR DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION
- SUPERB POTENTIAL FOR LOFT CONVERSION AND DOUBLE STOREY REAR EXTENSIONS (STPP)
- SOUGHT AFTER LOCATION
- DOUBLE FRONTED 1950'S GARDEN CITY RESIDENCE
- REGARDED TO BE THE LARGEST PLOT ON THE STREET



PROPERTY DESCRIPTION

****CHAIN FREE**** VIEWING LAUNCH DAY SATURDAY 8TH MARCH STRICTLY BY APPOINTMENT. Discover this truly rarely available FOUR DOUBLE BEDROOM, SEMI DETACHED family residence in a popular and leafy residential location. This is a wonderful opportunity to purchase this 1950's DOUBLE FRONTED Garden City delight which has been in the same family since 1965! REGARDED TO BE THE LARGEST PLOT ON THE STREET! The home offers a deep frontage and a garden in excess of 100FT. Plenty of the properties original features remain yet offers a superb opportunity to create a charming family home. Oozing with potential, the property lends itself with scope for double storey rear extension and LOFT WITH DORMER as neighbouring homes have achieved (Subject to the usual planning consents). Great Ley is a traditional street where many of the neighbours have retired into their homes after growing a family in them. Equally this street is very much a family orientated place to live. Conveniently located, there are a range of renowned schools within walking distance, for added convenience, the Woodhall Shops are close by. Easy commute, the town centre and mainline station are just a short drive and major road links such as the A414 and A1M are close by. This really is a wonderful opportunity for a family seeking a sizeable home with so many bonus features and potential. A viewing comes highly recommended to appreciate the noteworthy features.



ROOM DESCRIPTIONS

WELCOME TO GREAT LEY

Enter the residence into the main hall, a sense of space and build quality invites you in. With its period features throughout the home, this cared for property exudes charm. For convenience, there is a cloakroom w/c off the hall and a boot cupboard under the stairs. The main living room features a dual aspect view with a window to the front elevation and doors to the rear. There is a lean-to for added dry space. The second reception room is across the hall and features a front aspect, this room has dined many Christmas dinners and family events. A separate kitchen is off this room and features a large range of units and food preparation surfaces. A window to the rear garden aspect enjoys a soft landscaped outlook. For convenience, there is a covered side passage way which offers access to the front and rear gardens. The original coal bunker is located here and potting shed. This space could be revived into a utility room.

HEAD ON UP

A rather grand hallway with a gallery style landing and the bonus of a window to the front elevation. All four bedrooms are doubles and spacious in size, each featuring a storage cupboard. Bedrooms one and three face the front elevation whilst bedrooms two and four feature a rear garden aspect. The family bathroom is located off the landing and has been converted to accommodate a walk in shower. The loft can be accessed on this floor and offers great potential for a staircase to lead up to create additional bedroom space (stpp).

TOUR THE GROUNDS

A gardeners delight! The rear garden is one of the deepest on the street, a westerly facing aspect with endless opportunities, this well loved garden has witnessed a growing family enjoy its rewards such as the apple trees and mature planting. A football pitch some may call it. The front garden is enclosed with a "Garden City" style hedgerow, there is a lawn and off street parking. There is potential to increase the size of the driveway (Stpp).

A FEW WORDS FROM THE FAMILY

Our family moved to 28 Great Ley in 1965 from a much smaller property. We were only the second occupants since the house had been built a decade before.

The four bedrooms allowed each of us three children to have our own room, rather than sharing as we had before. The big garden gave us plenty of space for play, despite the large vegetable patch that Dad made his own. School was just a short walk away; the railway station a little further for exciting visits to London.

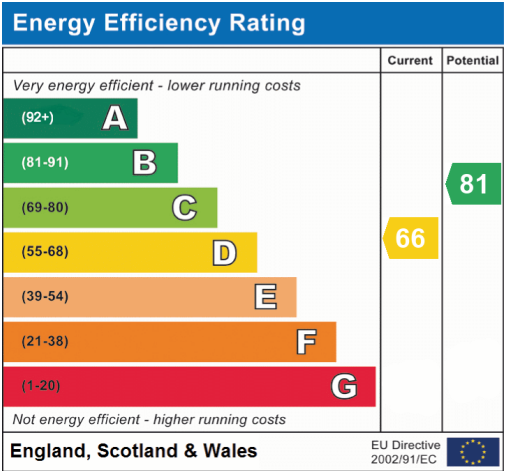
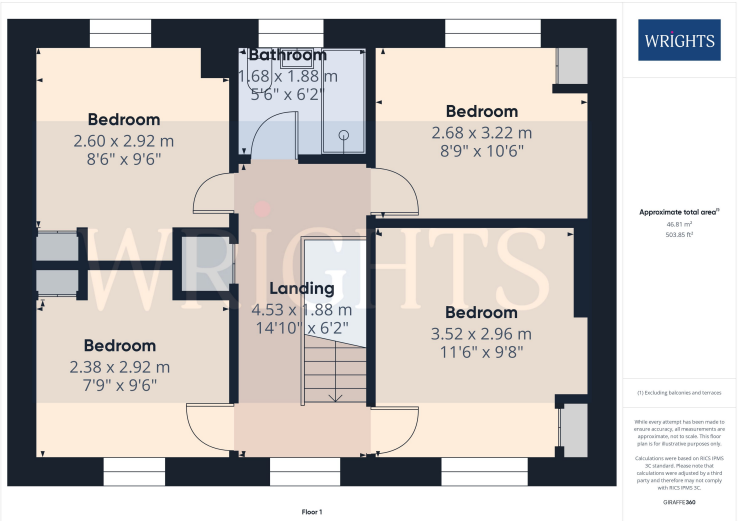
The house was always well maintained, as Dad worked in the building trade. A skilled carpenter, his legacy can be seen particularly in the fitted units in the living room. Mum and Dad both lived in the property for many years after we had grown up and moved on.

COUNCIL TAX BAND D

ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.





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