



187 Daniells, Welwyn Garden City, Hertfordshire, AL7 1QH

- CHAIN FREE
- EXTENDED TO THE GROUND FLOOR
- THREE DOUBLE BEDROOMS
- POTENTIAL FOR A DRIVEWAY (STPP)
- BEAUTIFUL SUNNY GARDEN WITH SIDE ACCESS
- IN NEED OF MODERNISATION
- A BLANK CANVASS
- GROUND FLOOR W/C
- POPULAR LEAFY STREET
- CLOSE TO RENOWNED SCHOOLS AND AMENITIES



PROPERTY DESCRIPTION

****CHAIN FREE**** A larger than average EXTENDED THREE DOUBLE BEDROOM END TERRACE family home. A fantastic opportunity to purchase a great sized property that is situated in a leafy street in the popular area of Panshanger. Only a stones throw to the Panshanger parade of shops and Morrisons. Less than a few yards to the RIDGEWAY ACADEMY secondary school and a short walk from the renowned Panshanger Primary school. Having been in the same family ownership since its construction, the home offers plenty of storage solutions and is oozing with Potential, offering the perfect blank canvass to create a charming home. A private sunny rear garden with gated side. Front garden with huge potential to create a double driveway as neighbouring homes have achieved (subject to the usual planning consents). Easy commute, the A414 and A1M are close by, whilst a short drive will see you in the town centre and Mainline station. This property really is a must see to appreciate the potential.



ROOM DESCRIPTIONS

WELCOME TO DANIELLS

A spacious home with a leafy approach! The front of the property offers a garden which could easily create off street parking as neighboring homes have achieved. There is a lobby area with a large storage area and cupboard which could be incorporated into a large porch area/ study. The entrance hall offers a bright welcome with the staircase leading off to the first floor, coat hanging area and further storage cupboards. There is a handy w/c also. The main living area which has been extended, offers a dual aspect to the front and sliding doors to the rear. A dedicated dining area and a versatile space for families. The kitchen breakfast room offers a large range of wall and base units, this room also overlooks the rear garden and there is a door leading out for convenience.

HEAD ON UP

The landing leads neatly off to all rooms, there is an airing cupboard and loft access (the loft houses the boiler). The principal bedroom offers a view to the rear aspect and fitted wardrobes, bedroom two offers a built in wardrobe and bedroom three is also a double room. The spacious bathroom could easily accommodate a four piece suite and could be re configured to any lifestyle.

TOUR THE GROUNDS

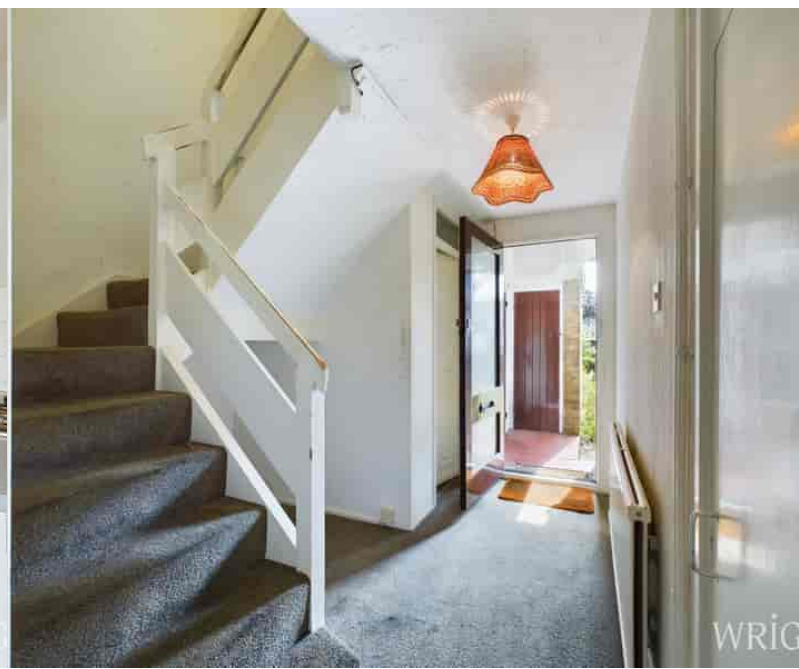
The rear garden has been well landscaped and incorporates a large pond, a block paved patio area, lawn and mature planting. For convenience there is gated side access. Daniells offers unrestricted street parking.

COUNCIL TAX BAND D

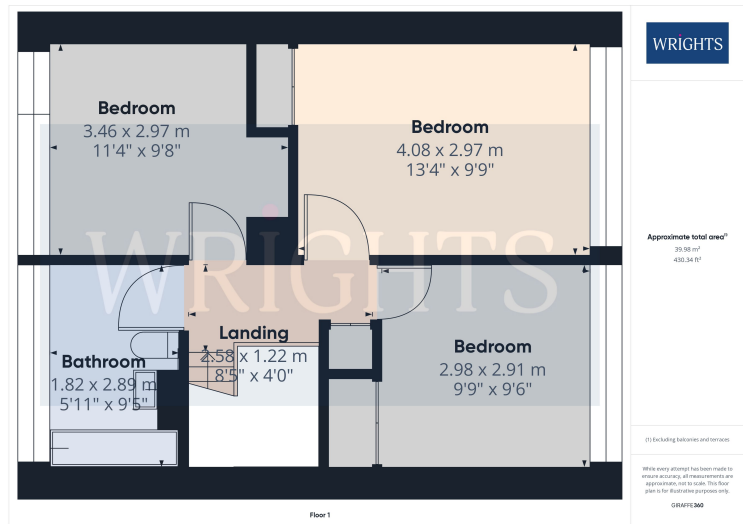
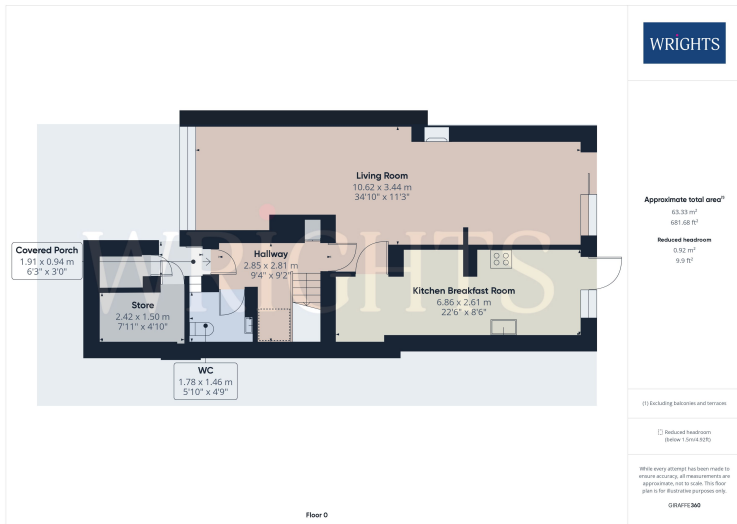
£2,184.15

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(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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