

FOR SALE

£550,000 Leasehold



WRIGHT

66 Moorlands, Welwyn Garden City, Hertfordshire, AL7 4QG

- CHAIN FREE
- AT THE HEART OF THE BEEHIVE CONSERVATION AREA
- DRIVEWAY & GARAGE
- THE MOST BEAUTIFUL GARDEN IN EXCESS OF 100FT
- EXTENDED GROUND FLOOR ACCOMMODATION
- SAME FAMILY OWNERSHIP SINCE 1961
- A BLANK CANVASS TO CREATE YOUR VERY OWN FAMILY HOME
- TWO RECEPTION ROOMS
- LARGE KITCHEN BREAKFAST ROOM
- BONUS BEDROOM TO THE GROUND FLOOR

WRIGHTS

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PROPERTY DESCRIPTION

****CHAIN FREE**AT THE HEART OF THE BEEHIVE CONSERVATION AREA**** A much loved, EXTENDED and cherished three/ four bedroom family residence positioned in this sought after leafy location. This is an ideal family home in a safe environment which offers parkland walks on your doorstep. A spacious home which has been carefully expanded and cared for by the same family since 1961. An expansive plot with the rear garden extending 100FT. A private driveway and garage are a great bonus to the home. This exciting opportunity offers a unique chance to create your very own vision on a charming home. The Beehive conservation area is renowned as one of the Garden City's most beautiful delights, packed with charm, character and wildlife. Moorlands is an EXCLUSIVE STREET where most residents have lived here for several decades. Easy commute, major road links such as the A414 and A1M are close by, a short drive will see you in the Town Centre and the mainline station. Hall Grove shops, King George playing fields and renowned schooling such as Commonswood Primary school are all within a short walk.



ROOM DESCRIPTIONS

WELCOME TO MOORLANDS

Such a joy as you drive down the tree lined street, the wide verges and green spaces are certainly an attraction. There is plenty of street parking and the residence sits proudly on a set back plot with a deep frontage. A safe environment for a family. Park up on your private driveway and enter into this charming home. There is an entrance hall area which features the traditional "Garden City" Porthole window and access to the first floor. Off this space is a tranquil and second reception reading room with the addition of a w/c for convenience. There is a large, extended kitchen breakfast room to enjoy which offers a superb range of units. There is a breakfast bar for added convenience, this room has a view to the sunny garden and a convenient door leading to the side lobby area.

IN ADDITION

The extended living room offers a dual aspect to the front and rear, this is a very spacious room with a dedicated dining area and spacious living accommodation for various layouts. The Patio doors flood this room with light from the garden aspect. The side lobby provides convenient access from the front to the rear garden. In addition there is a bonus bedroom off this space.

HEAD ON UP

The spacious landing houses the airing cupboard and loft access. The principal bedroom and bedroom two both face the front facade and are great size double rooms. The third bedroom offers a rear facing aspect and can fit a small double bed. The family bathroom is located on this floor. Similar properties in the area have extended the first floor to create an additional bedroom and the same could be achieved (stpp).

A GARDENERS DELIGHT

A beautiful sanctuary providing a peaceful environment. Packed with mature shrubbery and planting. A sunny aspect and a patio area for Al fresco dining. The gardens continue to the front with a very traditional lawn patch. For added convenience there is a garage with up and over door.

MATERIAL INFORMATION

999 Year Garden City Lease from 1956 with an annual peppercorn ground rent of £22.10.

Traditional Garden City homes, may be leasehold, typically with lease terms set at an impressive 999 years from the time of construction. Ground rents and service charges are generally minimal, and obtaining a mortgage on these leases poses no challenges, provided the lease term is clearly outlined. For those interested, the freehold can often be purchased directly from Welwyn Hatfield Council at a minimal cost. For more detailed information on purchasing the freehold, we recommend visiting Welwyn Hatfield Council's website.

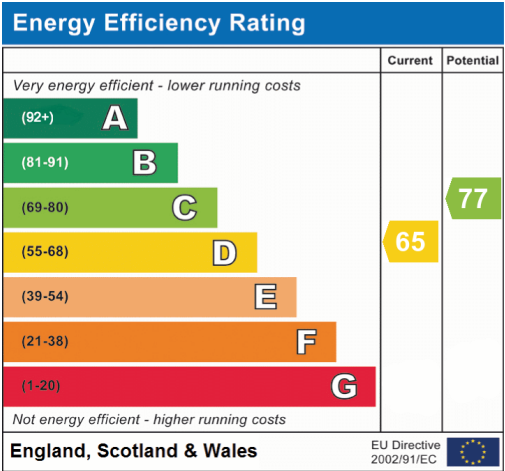
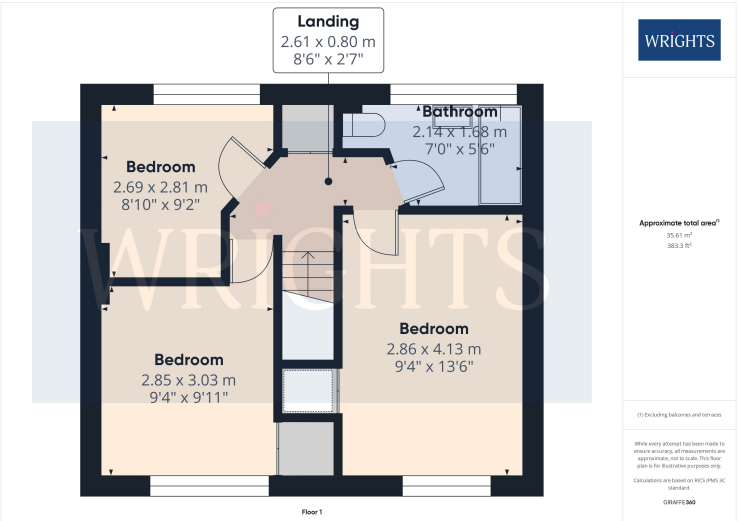
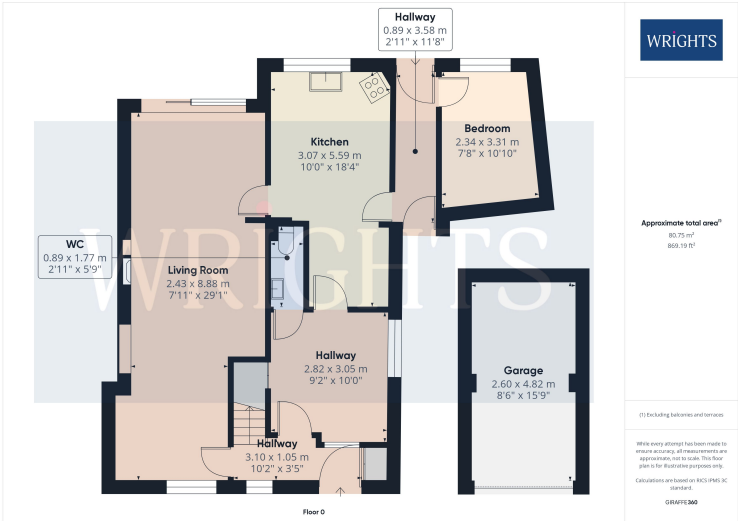
Council Tax Band D.

The property is being sold subject to the grant of probate.

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.





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