



# 111 Wheatley Road, Welwyn Garden City, Hertfordshire, AL7 3LD

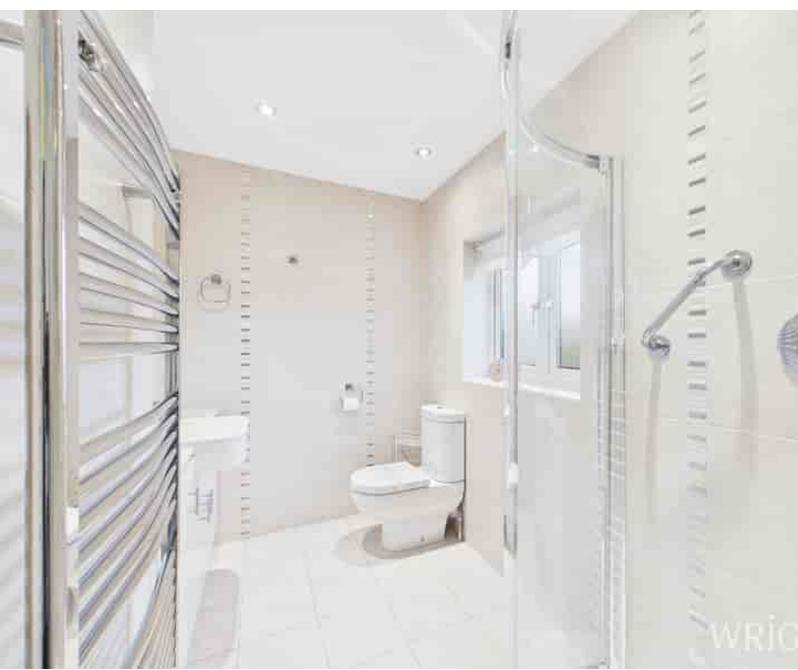
- CHAIN FREE
- TWO CAR DRIVEWAY
- LARGE WRAP AROUND GARDEN
- THREE DOUBLE BEDROOMS
- UPGRADED KITCHEN BREAKFAST ROOM
- CONSERVATORY AND GROUND FLOOR W/C
- CLOSE TO RENOWNED PRIMARY SCHOOLS AND AMENITIES
- HUGE POTENTIAL FOR REAR AND LOFT EXTENSION (STPP)



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\*** An impressive larger than average **THREE DOUBLE BEDROOM SEMI DETACHED** family home situated on a popular residential street. This turnkey property offers versatile living space with large reception rooms, including a conservatory a convenient ground floor W/C. The home features a spacious kitchen breakfast room. A garden that extends to two sides providing an enjoyable outdoor living experience, Upstairs, you will find three well proportioned bedrooms and a family bathroom, perfect for family comfort. A Two Car driveway provides ample off street parking. Offering masses of potential for rear and loft extensions as neighbouring homes have achieved (subject to the usual planning consents). The local Woodhall and Hall Grove shops are just a short walk away, while the King George playing fields and open countryside are close by. Families will appreciate proximity to 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

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### WELCOME TO WHEATLEY ROAD

Approach the property which sits proudly in the middle of the street. Set on a desirable plot, arrive via your private driveway and step into the large entrance hall. To the side, a bonus room which could make an ideal home office, playroom or be used as an additional reception room, there is a door leading out to the garden. The spacious kitchen/breakfast room offers endless flexibility for arranging furniture and creating your ideal entertaining space. A huge specification with a wide range of units including clever pull-out larders, corner storage, and appliances are to remain. In addition, there is a water softener. Moving through, you will find a bright and spacious conservatory; this room boasts triple-aspect windows overlooking a stunning garden and provides direct access through stylish French doors, perfect for indoor-outdoor living and entertaining. The living room is to the front and features a dual aspect with a bay window. This floor also includes a W/C for convenience.

### HEAD ON UP

A spacious landing which features a window to the rear garden elevation, airing cupboard and loft access. The principal bedroom features a dual aspect and fitted wardrobes. Bedroom two offers a front facing aspect and alcove with cupboard. The third bedroom is also a double and features a rear facing aspect. There is an upgraded bathroom which includes a corner shower. This room has undergone recent refurbishment and is fully tiled.

### TOUR THE GROUNDS

Enjoy a sunny wrap around garden which features East and South facing aspects. Ideal for families or offering plenty of potential to extend (stpp). The front driveway completes the property and provides comfortable off street parking for two cars.

### 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.

### BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	<b>72</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Welwyn Garden City  
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