



# 59 Daniells, WELWYN GARDEN CITY, Hertfordshire, AL7 1QY

- CHAIN FREE
- IMMACULATE CONDITION THROUGHOUT
- LUXURY HOTEL STYLE BATHROOM
- VAULTED CEILINGS AND LARGE WINDOWS
- UPGRADED ROOF
- GAS CENTRAL HEATING
- REFURBISHED GROUND FLOOR W/C
- SOUTH FACING GARDEN
- LARGE TIMBER SHED
- CLOSE TO PANSHANGER PRIMARY SCHOOL



## PROPERTY DESCRIPTION

**\*\*CHAIN FREE\*\*** Nestled in the heart of a picturesque tree lined street in Panshanger, we proudly present Daniells, a stylish three-bedroom family home that masterfully blends sleek modern design with a touch of 70s nostalgia. This spacious residence features open plan accommodation that has been tastefully refurbished throughout, including a luxurious upgraded bathroom and a new roof installed in 2017. Bathed in natural light, the home boasts vaulted ceilings on the first floor and large windows that enhance the sense of brightness and airiness throughout. One of the standout features of this property is the dedicated home office, perfect for remote work or studying. Step outside to discover a private SOUTH FACING garden complete with a sizable shed and convenient rear access, providing a great space for outdoor relaxation or gardening. Commuters will appreciate the easy access to the A414 and A1M, while the town centre and mainline station are just a short drive away. Families will benefit from the proximity to excellent schools, with the renowned Panshanger Primary School just a few yards away and Ridgeway Academy within walking distance. This property truly is a must-see to fully appreciate the thoughtful upgrades and the inviting ambiance it offers!



## ROOM DESCRIPTIONS

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### WELCOME TO DANIELLS

Approach the residence at the heart of this tree lined street. Park up out the front where there is plenty of unrestricted residents bay parking. Enter the residence to the storm porch providing a spacious area to hang coats or this space could be used as a utility area. The upgraded ground floor w/c with its lovely porcelain tiled finish creates a modern feel. The open plan ground floor greets you with its 70's Scandinavian design and has been tastefully decorated. There are three main areas of this floor, the kitchen which offers a superb range of storage facilities and a breakfast bar. There is a dedicated dining area adjacent to the breakfast bar. The living room spans the rear of the property and offers a cosy space to unwind. Due to the flexibility of the ground floor, various layouts to suit lifestyles can be created. This floor floods with light with large windows to the front elevation and a large patio door to the south facing aspect. For added convenience, there is a separate home office room which adds to the versatility of the home. Planked tiled flooring and central heating add to the modern feel.

### HEAD ON UP

A cosy carpeted open staircase gracefully ascends to a spacious landing, where vaulted ceilings create an airy atmosphere and an impressive sense of space. Off the landing, you'll discover a charming mezzanine, perfect for a serene reading nook or a whimsical play den. The principal bedroom, situated at the front of the house, features a generous walk-in wardrobe, providing ample storage and elegance. Bedrooms two and three are thoughtfully positioned at the rear elevation, ensuring a peaceful retreat. The true highlight of this home is the exquisite luxury bathroom, showcasing a stunning design filled with modern amenities and thoughtful bonus features. Indulge in the extra-deep soaking bathtub, or experience the innovative Japanese toilet equipped with multi functional controls. His and hers sinks are accompanied by a stylish vanity unit, complete with a mirrored cabinet that boasts integrated lighting and Bluetooth capabilities. The elegant porcelain tiled finish and heated towel rail further enhance the bathroom's sophisticated aesthetic.

### TOUR THE GROUNDS

A recently laid sandstone patio creates the perfect Al-fresco dining space. Step up to the lawn and follow the stepping stones to the end of the garden where a large timber cabin is positioned and has the added feature of



WRIG



WRIG

# FLOORPLAN & EPC

WRIGHTS



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>		80
(55-68)	<b>D</b>	60	
(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	

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