



WRIGHTS

76 Rivenhall End, Welwyn Garden City, Hertfordshire, AL7 2PH

- PRIVATE DRIVEWAY TO THE FRONT
- AT THE END OF A LEAFY CUL-DE-SAC
- BESPOKE WARDROBES TO BOTH BEDROOMS
- CLOSE TO CONVENIENCES, AMENITIES AND PARKLAND WALKS
- TWO DOUBLE BEDROOMS
- UPGRADED LUXURY SHOWER ROOM
- LANDSCAPED GARDEN WITH REAR ACCESS
- CHAIN FREE



PROPERTY DESCRIPTION

****CHAIN FREE**** Positioned at the end of this leafy CUL-DE-SAC at the very heart of Panshanger is this beautifully presented TWO DOUBLE BEDROOM residence. Having been lovingly cared for and enjoyed by the current owners for nearly twenty years! Featuring the superb addition of a PRIVATE DRIVEWAY to the front and a LUSCIOUSLY LANDSCAPED rear garden. A cosy yet spacious home with plenty of storage solutions throughout with the addition of BESPOKE WARDROBES TO BOTH BEDROOMS. This really is a turn key property which is ideal for first time buyers or those wishing to downsize. Conveniently located, Rivenhall end is an easy commute to the town centre with the bus stop just through the footpath. The A414 and A1M are easily accessible. A range of renowned schools are within walking distance alongside the conveniences of Panshanger shops and Morrisons. For a Sunday stroll, the Moneyhole playing fields are a few minutes walk with countryside and woodland walks to enjoy. This is a must view property to appreciate this great residence and the charming street.



ROOM DESCRIPTIONS

RIVENHALL END

WELCOME HOME

Approach the property down the leafy cul-de-sac where the property is positioned at the end. Park your car on the private front driveway and unload your shopping with ease. There is a covered canopy to the front and a small lawn patch which could be incorporated into additional parking (subject to the usual planning consents). There is a handy porch to take off muddy boots and a handy storage cupboard to hang your coats. Enter the living room, a spacious yet cosy room which features luxury carpet, electric feature fire and stylish wallpaper and decoration. The staircase is to the side. To the rear of the property is the kitchen/ breakfast room. With its range of wall and base units for plenty of storage and space for a washing machine, fridge/freezer and cooker. There is a bonus under stairs storage cupboard and plenty of space for a table and chairs. The window and door overlooks the superb rear garden.

HEAD ON UP

Ascend the staircase to the first floor landing, continuing with the storage theme, there is an airing cupboard and loft access. Bedroom one overlooks the quiet front with two windows, the homeowners have had bespoke wardrobes in both bedrooms each with mirrored sliding doors. Bedroom two is also a double bedroom and overlooks the tranquil rear aspect. The luxury shower room has been upgraded by the homeowners and include a large shower with power shower, sink with vanity and porcelain tiled finish. There is also a window for ventilation to the rear.

TOUR THE GROUNDS

The rear garden is easterly facing so the owners have created two patios to enjoy both the morning and evening sun! There is a grass area to enjoy and gated access providing pedestrian access for convenience. The street offers additional unrestricted parking.

WHAT THE OWNERS SAY

COUNCIL TAX BAND C

£1,941.47

ABOUT PANSHANGER

Panshanger, a grand country estate situated on the outskirts of Hertford and Welwyn Garden City, held a prestigious past as the former residence of Earl Cowper, who later ascended to the esteemed position of Lord Chancellor of Great Britain. Over the course of seven remarkable generations, the legacy of Panshanger eventually met a new chapter when the property transitioned hands and underwent a transformative sale and demolition process around 1953. Today, Panshanger Park finds itself under the ownership of Lafarge, preserving remnants of its storied history through the enduring structures of the orangery, nursery garden wall, and stables that still grace the landscape alongside various cottages and estate edifices, all meticulously recognized and safeguarded by the esteemed English Heritage. The evolution of the locale continued to unfold, witnessing the establishment of residential housing in the 1970's, 1990's and up to recent years.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(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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