

REDUCED

£415,000 Freehold



406 Howlands, Welwyn Garden City, Hertfordshire, AL7 4HB

- CHAIN FREE
- GARAGE AND LARGE DRIVEWAY
- BRAND NEW ROOF 2025
- POTENTIAL TO EXTEND TO THE REAR (STPP)
- LANDSCAPED GARDEN
- THREE BEDROOMS
- POPULAR LOCATION
- WALKING DISTANCE TO A SELECTION OF PRIMARY SCHOOLS

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

****CHAIN FREE**** Brand New Roof in 2025!** Welcome to this charming three-bedroom end-terrace family home from the 1950s, nestled in the heart of Garden City. This property boasts an expansive plot, offering exceptional potential to create your dream residence. The generously sized driveway and garage provide ample parking, while the spacious, landscaped rear garden offers plenty of room for an extension—similar to nearby homes that have successfully expanded (subject to planning consent). Inside, the home is elegantly presented and ready for you to move in. Perfectly located, you'll find the Hollybush shops just a short stroll away, along with convenient access to the town centre, train station, and major road links including the A414 and A1M. Additionally, several highly regarded primary schools are within walking distance. Don't miss the opportunity to view this property and fully appreciate its potential!



ROOM DESCRIPTIONS

WELCOME TO HOWLANDS

Nestled in the heart of this sought-after residential area, this property boasts an expansive driveway that provides ample parking solutions. As you enter the residence, you'll find a welcoming lobby that flows seamlessly into the inviting living room, highlighted by a large front-facing window that fills the space with natural light. The kitchen, located at the rear, features integrated appliances, including a dishwasher, washing machine, and under-counter fridge, ensuring convenience for everyday living. A door from the kitchen leads directly to the rear patio, perfect for outdoor enjoyment. Adjacent to the kitchen is a versatile bonus room, ideal for extra storage or the potential to expand the kitchen space. Upstairs, you'll discover three generously sized bedrooms, with the principal bedroom offering a serene rear aspect. The family bathroom is also conveniently located on this floor, catering to all your needs.

TOUR THE GROUNDS

The beautifully landscaped garden offers a patio area to the immediate rear, well stocked mature borders and lawn. Additionally there is a second patio which enjoys the afternoon sun. There is a summer house and for convenience, there is a door to the garage and gate which leads out to the front. The garage, which was purpose built offers light and a convenient door to the main house.

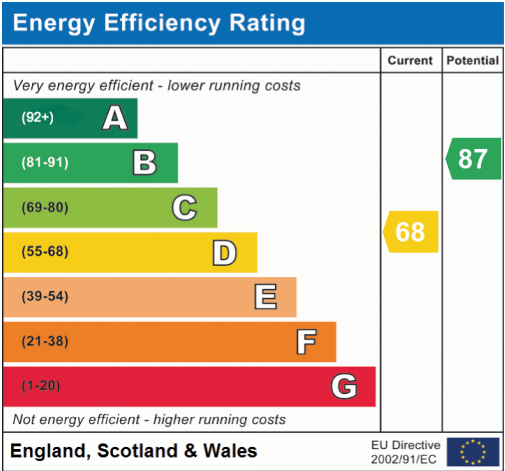
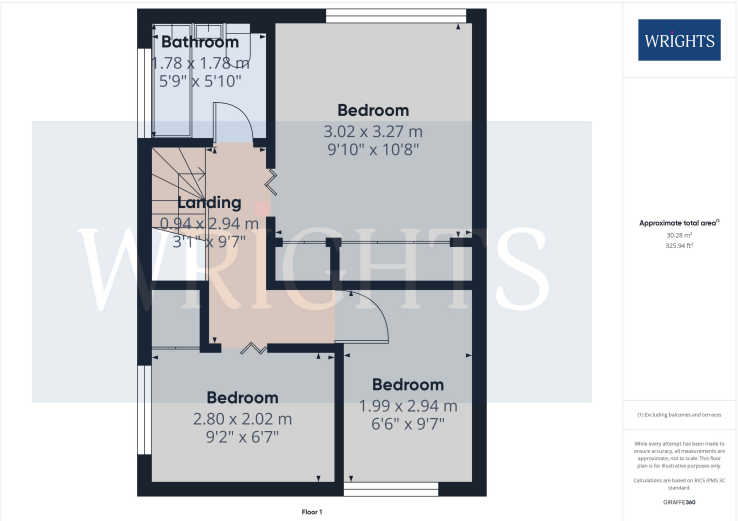
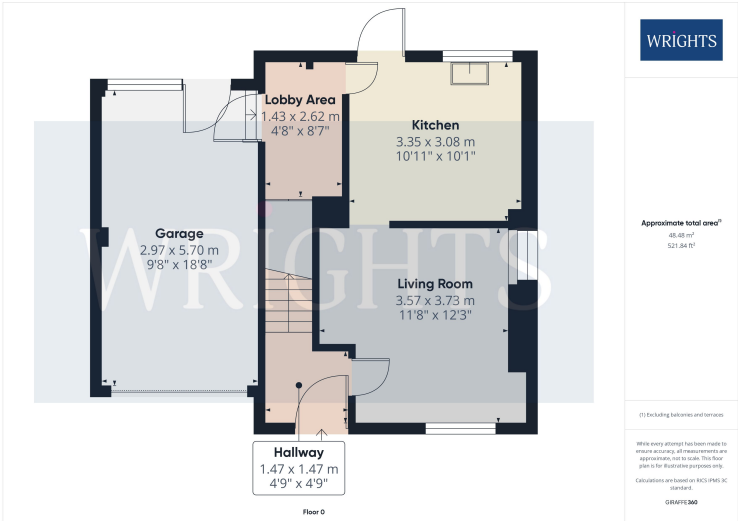
ABOUT WELWYN GARDEN CITY

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.



FLOORPLAN & EPC

WRIGHTS



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