



WRIGHTS

Daniells, WELWYN GARDEN CITY, Hertfordshire, AL7 1QH

- LINK DETACHED BUNGALOW
- TWO BEDROOMS
- LARGE PRIVATE REAR GARDEN
- DRIVEWAY
- CHAIN FREE
- POPULAR TREE LINED RESIDENTIAL LOCATION
- CLOSE TO SHOPS AND AMENITIES
- CLOSE TO THE TOWN CENTRE AND MAINLINE STATION
- BUS STOP CLOSE TO THE BUNGALOW



PROPERTY DESCRIPTION

****CHAIN FREE**** A wonderful opportunity to purchase this two bedroom, LINK DETACHED BUNGALOW on a great size plot in a highly sought after location. Constructed in the late 60's at the heart of this popular tree lined street. Offering huge potential to extend to the rear as similar homes have done to create a 3 bedroom residence (subject to the usual planning consents). There is a great addition of a DRIVEWAY and a superb garden. The property links onto a small terrace of family homes and the plot is detached from any neighboring home to the other side. This great home offers a Dining area, large shower room, separate kitchen and a delightful living room. The current owners have enjoyed the home for many years and have enjoyed the area so much they downsized from an adjacent street to the bungalow! Daniells is conveniently located with a bust stop on the street which takes you into the Town Centre. The Pansnager shops and Morrisons are within walking distance. The village of Tewin is not too far for a Sunday stroll and a pub lunch. Easy access to the A414 and A1M. This is a must view property to appreciate the features and potential.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

The main front door is accessed via the back garden. Airing cupboard, further additional storage cupboard and loft access.

LIVING ROOM

4.1m x 4.1m (13' 5" x 13' 5") Window to the front elevation, feature gas fire.

KITCHEN

3.78m x 2.1m (12' 5" x 6' 11") A vast range of wall and base units to four sides of the room. Plenty of space to prepare meals. Space for a larder style fridge/freezer and freestanding cooker. Window to the garden elevation.

DINING AREA

4.1m x 1.9m (13' 5" x 6' 3") A versatile space which can offer many uses. Side door out to the front for convenience, door to the rear garden. There is a handy rear lobby area which houses space and plumbing for a washing machine.

BEDROOM ONE

4.07m x 3.1m (13' 4" x 10' 2") Fitted wardrobes and dressing area. Window to front elevation.

BEDROOM TWO

3.71m x 2.11m (12' 2" x 6' 11") Window to side elevation. Large alcove ideal for wardrobes.

SHOWER ROOM

Double walk in shower, pedestal sink and low level w/c. Tiled walls and window for ventilation.

REAR GARDEN

North easterly facing aspect measuring approximately 50ft in depth. Large lawn area, patio area and gate to side.

FRONT GARDEN AND DRIVEWAY

Set behind a pretty Garden City hedgerow, laid to lawn with pathways leading to the rear garden and side door. Driveway providing off street parking for one car. The street offers unrestricted parking.

The adjacent garages are available to rent via Welwyn Hatfield Council. To check on the availability please visit www.welhat.gov.uk/garages

COUNCIL TAX BAND D

£2,085.31

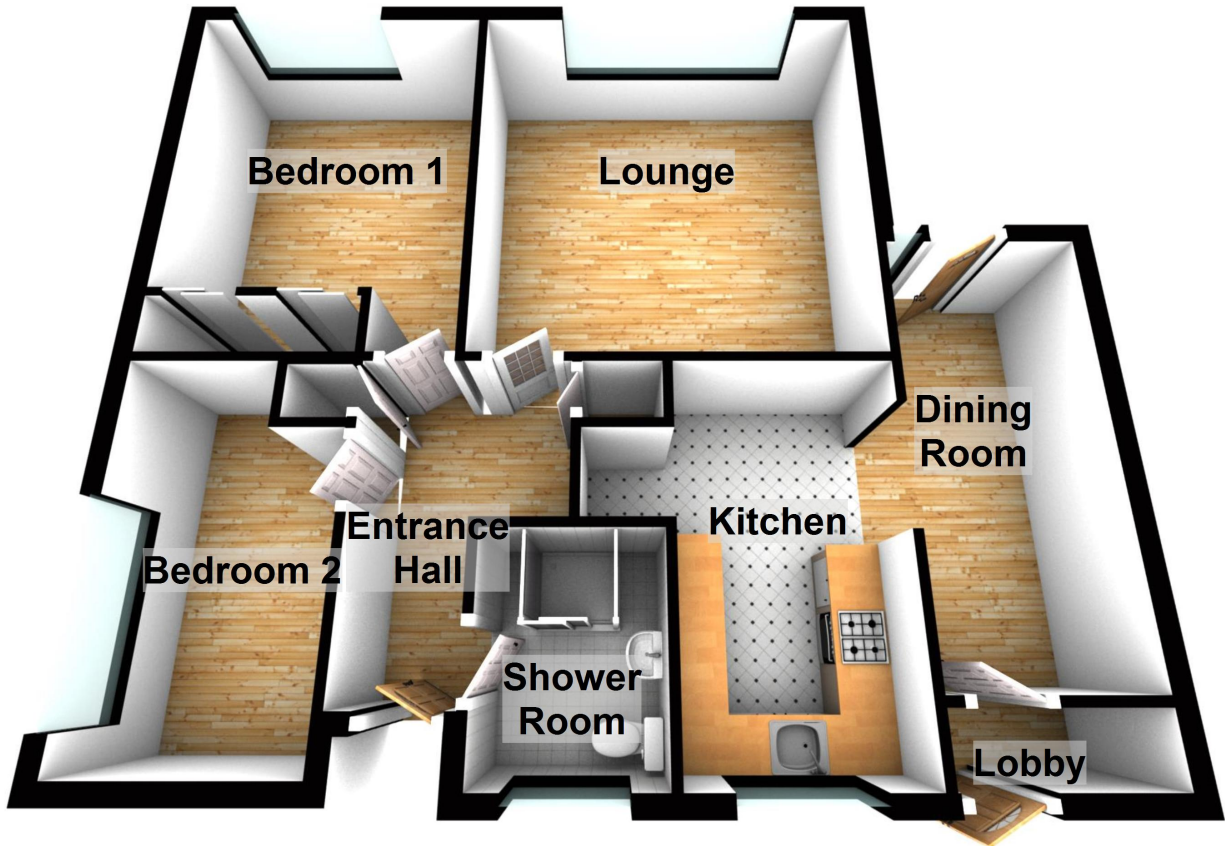
ABOUT PANSHANGER

Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies. Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.



Ground Floor

Approx. 69.5 sq. metres (748.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(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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