



Daniells, Welwyn Garden City, Hertfordshire, AL7 1QW

- CHAIN FREE
- THREE DOUBLE BEDROOMS
- GROUND FLOOR W/C
- GARAGE AND DRIVEWAY
- END TERRACE FAMILY HOME WITH A LARGER THAN AVERAGE GARDEN
- PRETTY LEAFY STREET IN THE HEART OF PANSHANGER
- WALKING DISTANCE TO PANSHANGER PRIMARY AND RIDGEWAY ACADEMY
- A SHORT WALK FROM PANSHANGER SHOPS AND COUNTRYSIDE WALKS
- POTENTIAL FOR EXTENSION (STPP)
- SOUTH FACING PLOT



PROPERTY DESCRIPTION

****CHAIN FREE**** This is a delightful opportunity to acquire this extremely well loved family residence in a highly sought-after residential location and positioned on a wider than average plot. Having been in the same family ownership since its construction, we are delighted to bring the property to the open market for the first time. Offering exceptional living accommodation for the growing family across both floors, the property offers further scope for ground floor extension as neighbouring homes have achieved (subject to the usual planning consents). The property features a GARAGE AND DRIVEWAY, along with expansive front and rear gardens on a south facing plot, providing ample outdoor space. Inside, you'll find a generously sized reception room and three double bedrooms, making this an ideal versatile home that serves as a blank canvas for endless possibilities. Daniells is an appealing mix of 1970s family homes set in a lush, leafy environment. The location is incredibly convenient, with the Panshanger shops just around the corner, providing all the necessary amenities. Picturesque parkland walks and reputable schools, including Panshanger Primary School, are also nearby. For commuters, the A414 and A1M are easily accessible, while the town centre and mainline station are just a short drive away, ensuring convenient transit options. This is a must view property to appreciate its charm.



ROOM DESCRIPTIONS

WELCOME TO DANIELLS

Approach the property which is set behind a hedgerow side street, the deep plot is an instant likeable feature, for convenience there is a garage with remote door and driveway as well as a large front garden which could increase the driveway capacity (stpp). The plot was specifically chosen by the family. Enter the property through the storm porch which provides access to a storage room and into the main hall. The staircase is located here and a convenient w/c. The first reception room is a dual aspect room with views to the front and French Doors to the rear, there is plenty of space for a living area and dining area. The kitchen is to the rear and offers potential to extend (stpp) or incorporate the dining area to create a wonderful entertaining space.

HEAD ON UP

The first floor features a spacious hallway that includes access to the loft. All bedrooms are generously proportioned, with the principal bedroom enjoying a rear aspect and features a built in cupboard, bedroom two also features a rear facing aspect and built in wardrobe. The third bedroom is to the front and includes a large alcove. The family bathroom is conveniently located on this floor, providing easy access for all, the bath has been replaced for a shower. This level offers tremendous potential to adapt the layout to suit any lifestyle preferences, making it an ideal space for customisation and personal touches.

TOUR THE GARDEN

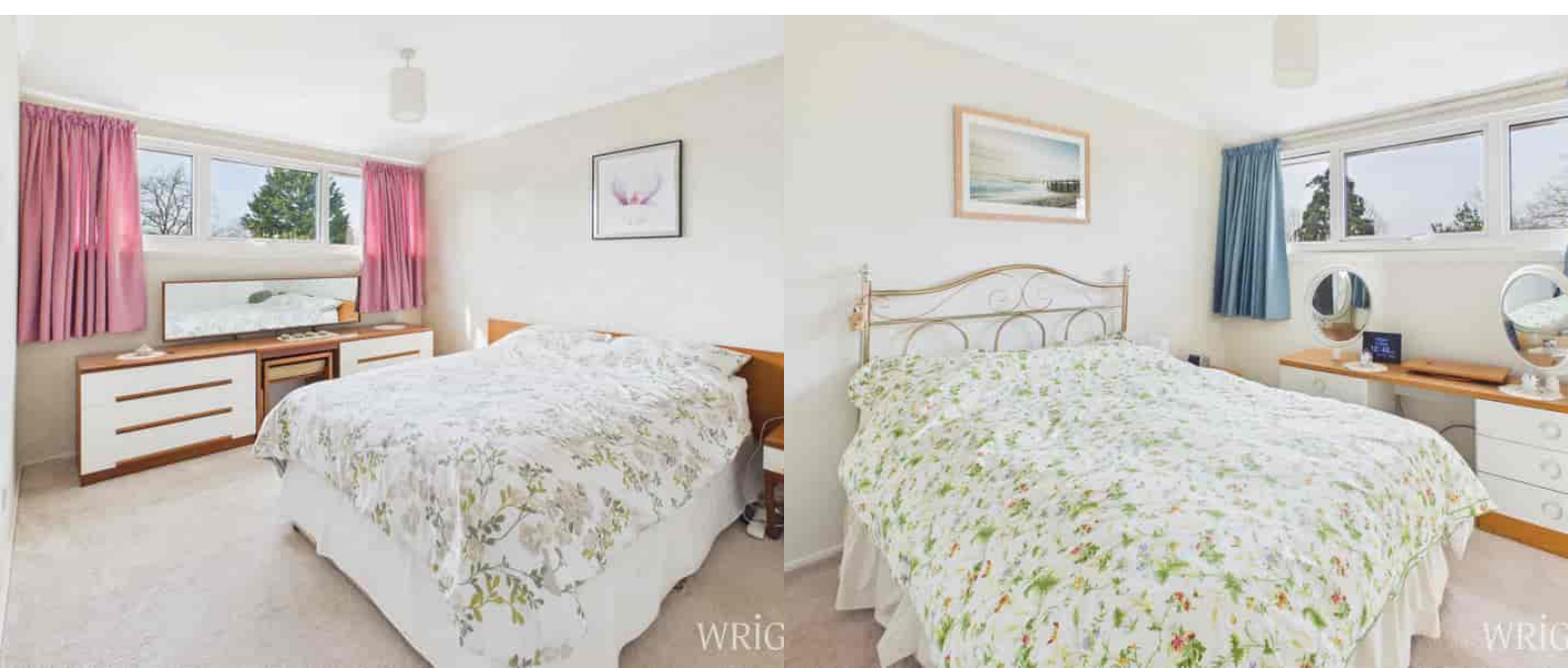
The garden enjoys a south facing aspect. Far wider than others being on the end plot, there is also a wide side access for convenience. There is a patio area for al-fresco dining and a lawn to enjoy with mature shrubs and a stunning magnolia tree. There are bungalows to the side so the garden is not overlooked.

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 Morrisons supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.

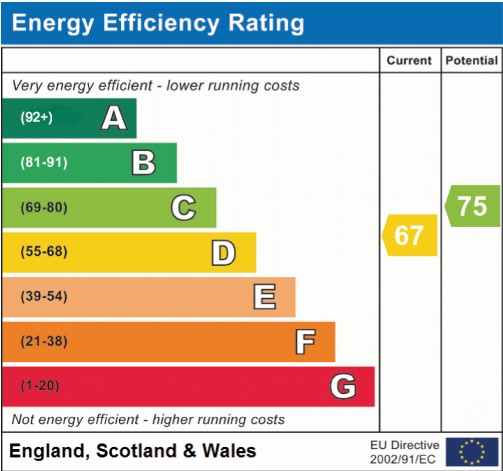
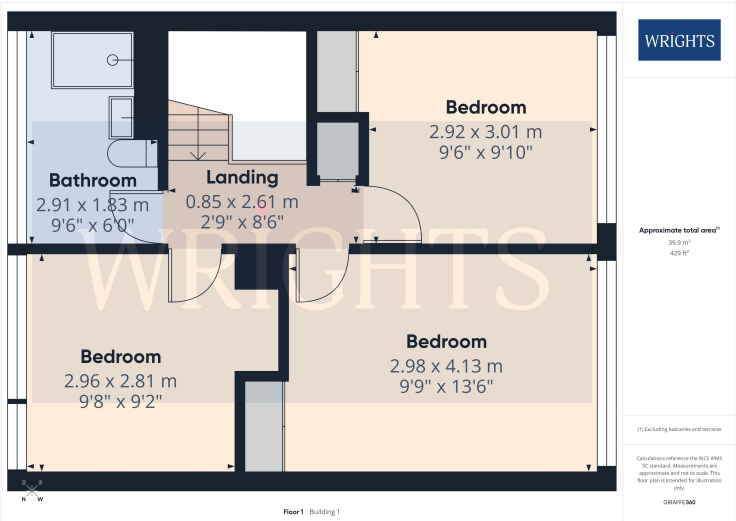
BUYER INFORMATION

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.



FLOORPLAN & EPC

WRIGHTS



Welwyn Garden City
36, Stonehills, Welwyn Garden City, AL8 6PD
01707 332211
wgc@wrightsof.com