



WRIGHTS



TRAIN STATION

WOODLAND RISE

11 Woodland Rise, Welwyn Garden City, Hertfordshire AL8 7LJ

Guide Price £1,000,000 - Freehold

Property Summary

Wrights are delighted to present this original Welwyn Garden City residence, ideally located in the highly regarded and sought-after Sherrardspark area. Thoughtfully constructed in the 1950s, this charming home has been cherished by the same owner for over 5 decades, reflecting a rich history and warmth. Designed and originally inhabited by local architect Aubrey Prower in the 1950's. Occupying a generous wide plot, the property offers a picturesque and serene setting, with expansive accommodation exceeding 1,800 sq/ft. This delightful home is adorned with stylish period features that are seamlessly woven throughout, enhancing its character and appeal. Ample off-street parking is available, complemented by the added convenience of a large garage. The location grants easy access to the enchanting Sherrardspark Woods, which boasts 74 hectares of woodland waiting to be explored. Additionally, it's just a short, level walk to the town centre and mainline station, providing direct services to Kings Cross and Moorgate in under 30 minutes. Families will appreciate the exceptional schooling options in the area, including the renowned Templewood Primary and Monks Walk Senior School. This property is a must-see to fully appreciate its unique charm and character, and it is being sold with no onward chain. Read on...

Features

- CHAIN FREE FAMILY RESIDENCE AT THE HEART OF SHERRARDSPARK
- EXTENSIVE ACCOMMODATION IN EXCESS OF 1800 SQ/FT
- THE MOST BEAUTIFUL GARDEN IN A SERENE SETTING
- CATCHMENT FOR RENOWNED SCHOOLING
- PERIOD 1950'S GARDEN CITY HOME OOZING WITH CHARACTER AND BEAUTY
- NO ONWARD CHAIN
- LARGE GARAGE AND DRIVEWAY
- EXTENDED ACCOMMODATION WITH FURTHER POTENTIAL

Room Descriptions

WELCOME TO WOODLAND RISE

Approach the property which sits proud to the western side of the street with its wide verges. Welcoming you through the front door and into a residence of charm and character. The entrance hall is warm and inviting featuring a period staircase, original joinery and a beautiful grand entrance of bespoke construction, in keeping with the Garden City charm. To the west of the hall is the snug room with a lovely aspect to the front. The main living room is remarkably large with plenty of space for furniture and dedicated spaces, there is a cosy fireplace and a large window spanning the rear elevation and looking out to the charming garden oasis. The dining room, which has hosted many a family Christmas and celebration, this room leads into the reading area where there are dual aspect views over the rear garden and a handy door which leads out to the patio area. Walk over to the east side of the home, the kitchen features a front aspect and has a separate yet open plan feel to the dining area. The side door leads out to a lobby area and then enters into the large garage space. There is an additional study/hobby room to the rear as well as a utility room. Finally the ground floor offers a handy w/c.

HEAD UP TO THE FIRST FLOOR

The grand staircase with great width and bespoke joinery leads you up to the stunning gallery landing providing a central hub with a very sweet reading nook. The principal bedroom has a rear aspect view and features bespoke fitted wardrobes. Bedroom two, is also a rear facing room and has the bonus addition of a door which leads out to the flat roof space, ideal for capturing the evening sun. Bedroom three is a versatile room which was originally two bedrooms and has been incorporated into one large room with fitted wardrobes. Bedroom four offers a rear aspect also. The family bathroom is a superb size and offers a four piece suite which includes a bath and shower cubicle. A handy dual aspect for ventilation. There is an additional w/c for convenience.

TOUR THE GROUNDS

Immediately to the rear is the patio, sitting proudly on an elevated position. Head down the steps onto the lawn and enjoy the delights of this hand crafted garden. The boundaries are fully enclosed and are well stocked with mature shrubs and planting. The mature setting is replicated to the front, face the property and you will note the large lawn with swooping path to the front, large driveway providing ample off street parking.

ADDITIONAL INFORMATION

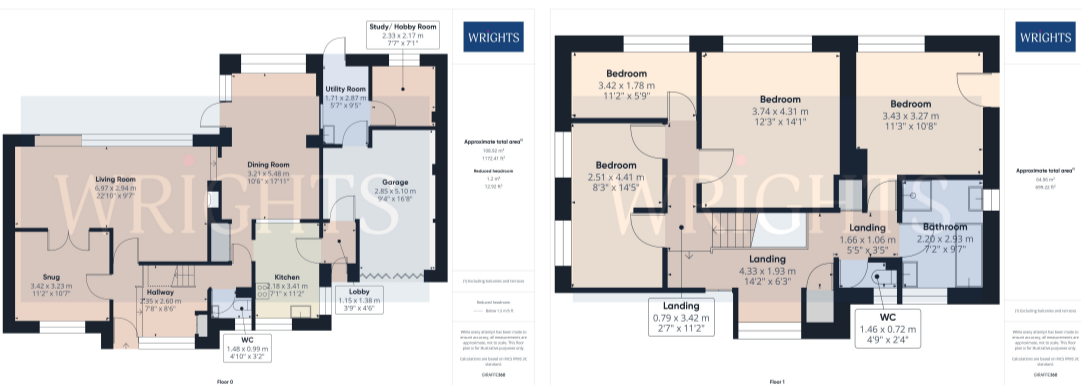
The property is alarmed and is fully functional.

There are parking restrictions on the street Monday- Saturday 8am - 11am.

Council tax band G: £3640.24

ABOUT WELWYN GARDEN CITY

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC