



41 Wellington Drive, WELWYN GARDEN CITY, Hertfordshire, AL7 2NL

- CHAIN FREE
- FREEHOLD HOUSE
- ALLOCATED PARKING
- CUL-DE-SAC

- CLOSE TO AMENITIES AND MAJOR ROAD LINKS
- LOFT
- DOUBLE BEDROOM
- NO SERVICE CHARGES OR GROUND RENT



PROPERTY DESCRIPTION

****CHAIN FREE**** A great first time purchase or INVESTMENT. Situated in a quiet tree lined CUL-DE-SAC. A ONE DOUBLE BEDROOM HOUSE with ALLOCATED PARKING. ****FREEHOLD NO CHARGES****. OPEN PLAN GROUND FLOOR. The property has been tastefully decorated and is ready to move into. Walking distance to Panshanger shops and open countryside walks. Close to bus stops serving regular buses into the town centre which is only 2 miles away with the Mainline station serving Kings Cross in 25 minutes. Easy commute being located just a stones throw from the A414 serving the A1M and A10. A potential investor could achieve in the region of £1,100pcm. A must view property to appreciate this rare opportunity.



ROOM DESCRIPTIONS

GROUND FLOOR

OPEN PLAN KITCHEN LIVING ROOM

Approached via the handy lobby area. A large living area and dedicated dining area with a range of wall and base units in a horse shoe orientation. Handy under stairs storage area.

FIRST FLOOR

LANDING

Loft access.

BEDROOM

Two windows to the front elevation and airing cupboard.

BATHROOM

Three piece white suite comprising panel bath with shower over, pedestal sink and low level w/c. Tiled walls and floor. There is an extractor for ventilation.

OUTSIDE

SMALL COURTYARD

providing a seating area to the front of there property. There is a handy lockable storage cupboard.

PARKING ARRANGEMENTS

Allocated parking bay plus visitors/ unrestricted street parking.

COUNCIL TAX BAND B

£1,698.78

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.



