



# Birchall Wood, Welwyn Garden City, Hertfordshire, AL7 2HL

- CHAIN FREE
- HAVING BEEN IN THE SAME OWNERSHIP SINCE ITS CONSTRUCTION IN THE 1980'S
- LARGE TANDEM GARAGE AND DRIVEWAY
- TREE LINED CUL-DE-SAC
- HEART OF A CHARMING COMMUNITY
- DETACHED THREE BEDROOM BUNGALOW
- GARDENS
- CLOSE TO WOODLAND AND PARKLAND WALKS
- WALKING DISTANCE TO PANSHANGER SHOPS AND MORRISONS
- BUS STOP CLOSE TO THE BUNGALOW





## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\*** Discover a fantastic opportunity to acquire this impressive THREE BEDROOM, DETACHED BUNGALOW, nestled on a generously sized plot. This property boasts a TANDEM GARAGE and TWO SPACIOUS RECEPTION ROOMS, providing ample space for comfortable living. Constructed in the 1980s, this delightful home is situated in a highly desirable and exclusive CUL-DE-SAC, offering both privacy and tranquility. The property features a convenient DRIVEWAY and a beautifully maintained garden, perfect for outdoor enjoyment. Set away from the road and shielded by a charming hedgerow, this home offers a serene retreat. Inside, you'll find a welcoming Dining Room, a light-filled Conservatory, a separate Kitchen, and a cozy Living Room – all designed for relaxed living. Birchall Wood is ideally located with a nearby bus stop for easy access to the Town Centre. The local Panshanger shops and Morrisons supermarket are just a short walk away, while the picturesque village of Tewin is perfect for leisurely Sunday strolls and enjoying a traditional pub lunch. With excellent connectivity to the A414 and A1M, this property is a must-see to fully appreciate its features and potential, with some imagination this could be your very own grand design.



## ROOM DESCRIPTIONS

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### WELCOME TO BIRCHALL WOOD

Upon arrival, you'll be greeted by a charming, tree-lined approach that sets the tone for this delightful home. You can park on your private driveway and appreciate the beauty of the detached residence, elegantly set behind a lush hedgerow. Step through the front door into the welcoming entrance lobby, which leads to the first reception room. To one side of this space, you will find the inviting living area, while the other side accommodates the comfortable bedrooms and a well-appointed bathroom. The kitchen features a front-facing aspect, providing natural light and a range of storage solutions for your convenience. A practical door connects this space to the driveway and garage area, enhancing accessibility. The living room is impressively spacious, seamlessly flowing into the sunny conservatory. This serene space offers a wonderful view of the carefully tended gardens, making it the perfect spot to relax and enjoy the natural surroundings.

### CONTINUED

A welcoming inner hallway provides easy access to the bedrooms and bathroom. The principal bedroom features a tranquil rear aspect and comes equipped with fitted cupboards for added storage. Bedroom three also benefits from a rear-facing view, creating a peaceful retreat. Bedroom two overlooks the front of the property and similarly includes fitted cupboards for your convenience. The bathroom and W/C are thoughtfully separated, offering the potential to be combined into a spacious, luxurious suite if desired. The grounds surrounding the property are mature and impeccably maintained, featuring gated side access for added convenience. The tandem garage is impressively spacious, with a remote-operated door for easy entry. Additionally, a pedestrian door leads directly to the garden, enhancing accessibility. The garage is equipped with both power and light, providing practical functionality for various needs.

### ADDITIONAL INFORMATION

Council Tax Band E.

The property is being sold subject to the grant of probate.

The application is underway.

### 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.



# FLOORPLAN & EPC

WRIGHTS



WRIGHTS

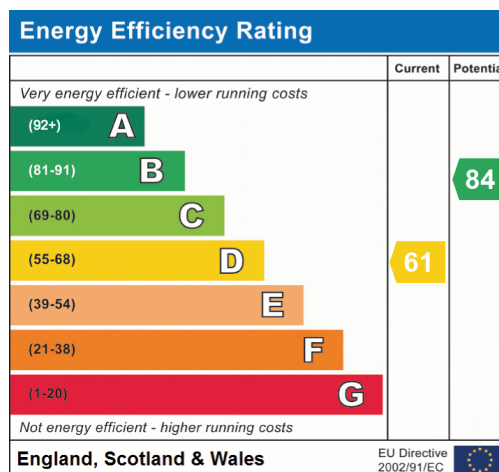
**Approximate total area<sup>†</sup>**  
107.59 m<sup>2</sup>  
1158.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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