



14 Little Ganett, Welwyn Garden City, Hertfordshire, AL7 3DG

- CHAIN FREE
- LOVINGLY CARED FOR BY THE SAME FAMILY FOR SIX DECADES- THE FIRST TIME TO THE OPEN MARKET
- IMPRESSIVELY EXTENDED TO THE GROUND FLOOR
- LARGE DRIVEWAY
- LANDSCAPED GARDEN
- THREE DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM PLUS GROUND FLOOR W/C
- CLOSE TO RENOWNED PRIMARY SCHOOLS AND CONVENIENCES
- OVERLOOKING A GREEN



PROPERTY DESCRIPTION

****CHAIN FREE**** An impressive, larger than average **THREE DOUBLE BEDROOM EXTENDED** family home situated on a popular residential street set back from a green space. This turnkey property has been in the same ownership for six decades and is the first time to the open market. Offering versatile living space with large reception rooms, including a utility area and ground floor W/C. The home features a spacious kitchen breakfast room and extended living room. A manicured sunny garden providing an enjoyable outdoor living experience, Upstairs, you will find three well proportioned bedrooms and a family bathroom. A Two Car driveway provides ample off street parking. The local Woodhall and Hall Grove shops are just a short walk away, while the King George playing fields and open countryside are close by. Families will appreciate proximity to renowned primary schools within walking distance. Excellent connectivity to the A414, A1(M), and town centre mainline station makes commuting easy. This exceptional home truly has it all. Schedule a viewing to fully appreciate its features and potential.



ROOM DESCRIPTIONS

WHAT THE FAMILY SAY

This home has been at the heart of our family for six generations, originally bought new by our grandparents and lovingly cared for ever since. It is far more than just a house to us—it's a place filled with generations of memories, from family gatherings to everyday moments that have shaped our lives. Warm, welcoming, and full of character. We hope the next owners will feel the same joy, security, and belonging here that we have been so lucky to experience for decades.

WELCOME TO LITTLE GANETT

A striking double fronted family home awaits its next homeowners. Enter the property into a bright hallway, this provides a central point to the home with access leading off to all ground floor areas, the staircase is also located here. The extended kitchen breakfast room has been upgraded with sleek grey "handleless" wall and base units providing plenty of storage solutions. This extends to the breakfast area which features french doors that lead out to the delightful garden. There is a separate dining room which could be used as a further living or play room with a front facing aspect. For added convenience, there is a large passageway which serves as a handy utility space with access out to the front. The w/c is located off this space. The living room extends to in over 28 ft and features dual aspect views to the front and rear.

HEAD ON UP

The bright landing offers a view of the rear garden, and loft access is conveniently located here. The principal bedroom is generously sized, featuring a front-facing aspect and wall-to-wall fitted wardrobes. Bedroom two also has a front aspect, complete with a spacious alcove and a wash hand basin. The third bedroom boasts a rear-facing view. An upgraded shower room showcases a walk-in double shower and a stylish partial tiled finish.

TOUR THE GROUNDS

The garden is beautifully manicured and well-established, featuring a lovely hedgerow, an apple tree, and planted borders. It includes a patio area, a lawn, and two large timber sheds. One of the standout benefits of this garden is that it is not overlooked from the rear. The front boasts a patterned imprinted driveway that accommodates two cars, along with a small hedgerow and a grass area. Little Ganett offers unrestricted street parking set on a quiet service road overlooking a green.

ABOUT WELWYN GARDEN CITY

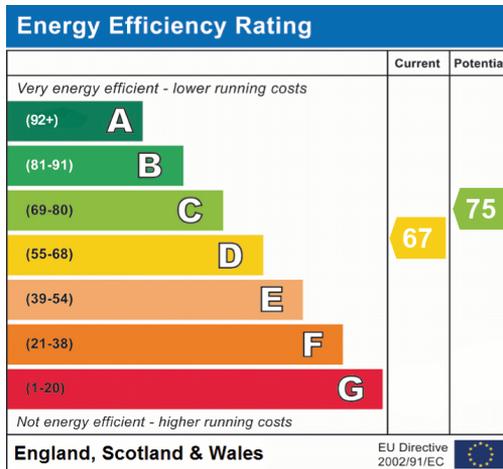
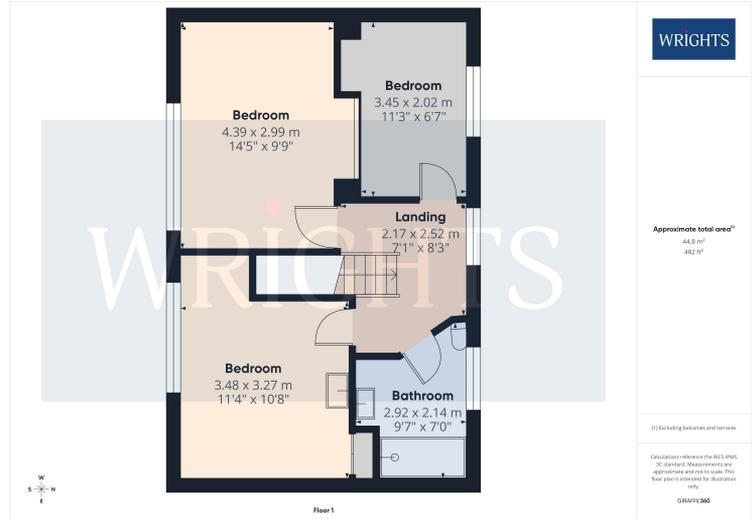
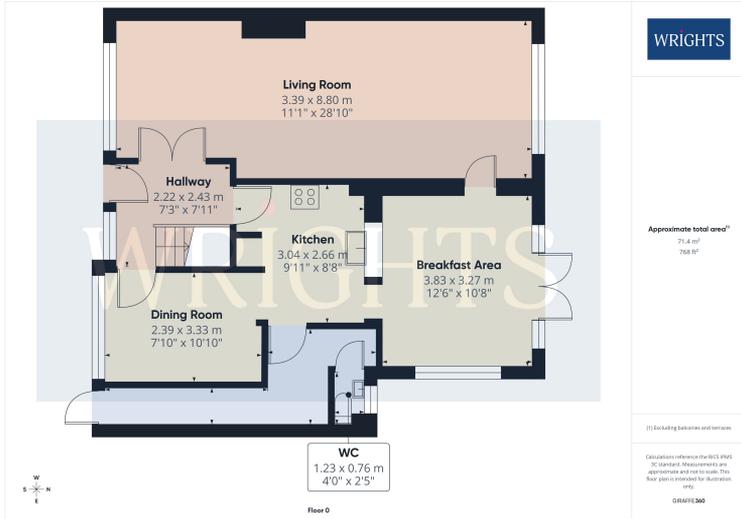
Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.

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



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