



# 13 Maple Grove, WELWYN GARDEN CITY, Hertfordshire, AL7 1NQ

- IMMACULATE HOME WHICH HAS BEEN LOVED BY THE CURRENT OWNERS
- DRIVEWAY
- END TERRACE OVERLOOKING A TRANQUIL GREEN
- LANDSCAPED GARDEN WITH COVERED ENTERTAINING AREA
- THREE DOUBLE BEDROOMS
- LARGE KITCHEN BREAKFAST ROOM
- SHORT WALK TO THE MAINLINE STATION AND TOWN CENTRE
- EASY COMMUTE AND CLOSE TO MAJOR ROAD LINKS



## PROPERTY DESCRIPTION

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A tastefully decorated and impeccably maintained family home in this popular residential location. OVERLOOKING A PEACEFUL GREEN, a safe and ideal location to grow a family. This END TERRACE three bedroom family home offers an abundance of accommodation with so many bonus features and delights. A delightful open plan kitchen living area overlooking the garden. A large yet cosy lounge, great size bedrooms and a luxury family bathroom. Externally the landscaped garden offers a fantastic covered terrace area with power, lighting and a covered BBQ area which has been the ideal spot for summer parties. Maple grove is a quiet family orientated street where the properties feature traditional 1950's Garden City Design. The peaceful green is an enjoyable space for the families that surround it. A private driveway for off street parking. Conveniently located, the town centre and mainline station is just a 20 minute walk, a selection of primary schools are all within walking distance. Easy commute the A414 and A1M are all accessible from the property. This is a must see property to appreciate the delights of this great home.



# ROOM DESCRIPTIONS

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## GROUND FLOOR

### ENTRANCE LOBBY

A large warm welcome, space for shoe storage and coat hanging space. Staircase to 1st floor.

### LIVING ROOM

A cosy yet spacious room which features a wood burner, large window to the front elevation and column radiator. Karndean flooring.

### KITCHEN

A superb range of shaker style wall and base units. Plenty of worktop space on the solid block work surfaces. The Range cooker and extractor will remain. Space for a washing machine, dishwasher, fridge/ freezer and tumble dryer. Subway tile splash backs and the Karndean continues.

### CONSERVATORY

A perfect dining area which leads off the kitchen. Aspects to two sides and French doors out to the garden. Karndean flooring.

## FIRST FLOOR

### LANDING

Window to the side elevation for light, airing cupboard and loft access. The loft is mostly boarded.

### BEDROOM ONE

Large wall to wall wardrobes to remain, window to the front elevation.

### BEDROOM TWO

Window to the side and front elevation.

### BEDROOM THREE

Window to the rear elevation.

### BATHROOM

A luxury suite which includes a L shape bath with shower over, low level w/c, sink with vanity unit, for comfort there is a heated chrome towel rail and for ventilation there is an extractor fan and window to the rear elevation. The walls are fully tiled.

## OUTSIDE

### REAR GARDEN

A real wow factor of the home! A very well landscaped easterly facing aspect garden. Deep mature borders with a zig zag edging. A fantastic covered entertaining area with power and light. Covered BBQ area. To the furthest section, there is a patio area and a large timber shed.

### FRONT GARDEN AND DRIVEWAY

A well maintained garden which features planted borders and lawn area. Access to the rear garden. Pattern imprinted driveway providing off street parking. The street offers further unrestricted parking. The current owners rent a garage opposite the property. Garages may be available to rent subject to availability. <https://www.welhat.gov.uk/garages>

### WHAT THE OWNERS SAY

We have loved living in Maple Grove over the last 9 years. It has been a safe place to grow our young family. There is a real sense of community with like minded families that live around the green, we have had many a gathering on over the years. The home has offered us so much and we hope the new owners will enjoy it as much as we have! We love the local countryside walks whilst having the convenience of Haldens shops and the Town centre all within walking distance. Our little one frequents a local school which is also within walking distance.

### COUNCIL TAX BAND D

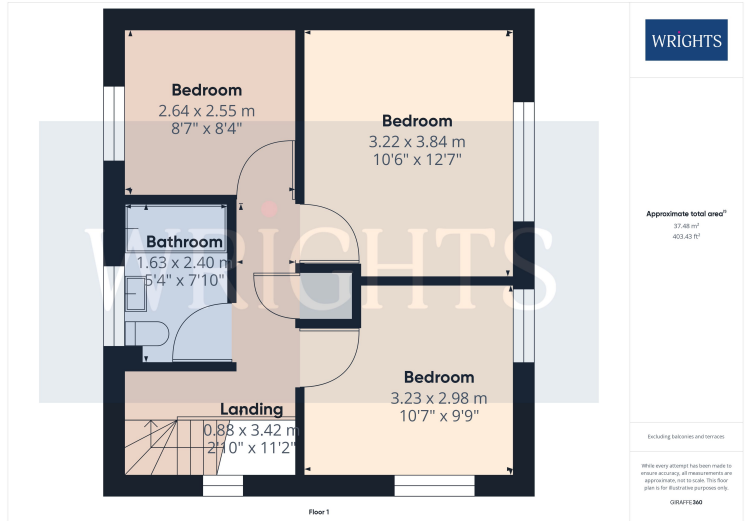
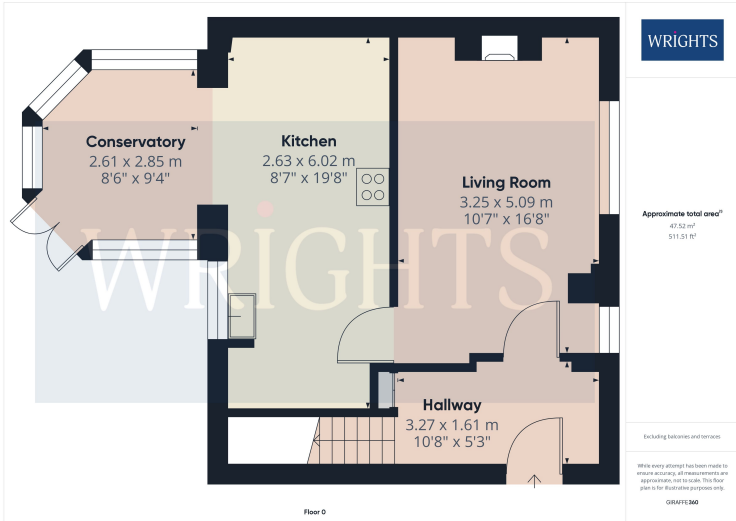
£2,085.31

### 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.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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