

REDUCED

Offers over £500,000 Freehold



# 4 Elsons Mews, Welwyn Garden City, Hertfordshire, AL7 1FP

- FOUR BEDROOM TOWNHOUSE
- MID TERRACE PROPERTY
- EN SUITE TO MAIN BEDROOM
- CONVERTED GARAGE
- DRIVEWAY
- CUL- DE-SAC LOCATION
- SEPARATE UTILITY AREA
- WELL APPOINTED THROUGHOUT
- FULLY ALARMED

WRIGHTS

**Wrights of W G C**  
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## PROPERTY DESCRIPTION

A beautifully presented and versatile FOUR-BEDROOM TOWN HOUSE nestled in a quiet and attractive CUL-DE-SAC. This charming family home offers fantastic versatility and arranged over three floors measuring in excess of 1100 SQ/FT.

Upon entering, you are welcomed by a stylish entrance hall that leads to a modern downstairs cloakroom. The CONVERTED GARAGE includes a separate utility area, offering functionality for the contemporary family. The well-appointed kitchen provides ample space for a dining table, making it perfect for entertaining and enhanced by double glass doors that open directly into a low-maintenance rear garden. The first floor features a generously sized main bedroom with a chic en-suite and built-in wardrobes, complemented by a spacious lounge bathed in natural light from its dual aspect windows. Ascending to the second floor, you will find a family bathroom along with three additional bedrooms, one of which notably has built-in wardrobes. Additional benefits include a convenient driveway. An easy commute, the A414 and A1M are an easy reach, Morrisons is close by meanwhile a short drive to the town centre and mainline station. This property is a must-see for families in search of a spacious and conveniently located home, exuding charm and practicality.



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

Long spacious entrance hall leading into the home through interior glass door.

#### CLOAKROOM

Modern cloakroom with low level w/c, wash basin with splash back tiles. Radiator and undercounter vanity units.

#### STUDY / CONVERTED GARAGE

Converted garage into a study and or music room.

#### UTILITY ROOM

Lovely addition to the kitchen which is separate and has space for a washing machine and tumble dryer. There is ample space for home cleaning appliances.

#### KITCHEN DINER

Well appointed kitchen with plenty of cupboards space and room for dining. Integrated dishwasher and Fridge freezer. There is space for another appliance. fully tiled with double glass doors opening out onto the rear garden. Bosch double oven and gas hob with extractor fan. Partly tiled with window aspect above the sink.

### FIRST FLOOR

#### LOUNGE

Large spacious lounge on the first floor with dual aspect windows.

#### BEDROOM ONE

Double bedroom with built in wardrobes and rear aspect.

#### EN-SUITE SHOWER ROOM

En suite shower room leading off bedroom one with window aspect. Partly tiled. Low level w/c with wash basin.

### SECOND FLOOR

#### LANDING

Loft access.

#### BEDROOM TWO

Double bedroom with built in wardrobes and a rear aspect.

#### BEDROOM THREE

A front aspect.

#### BEDROOM FOUR

A front aspect.

#### FAMILY BATHROOM

Partly tiled bathroom. Low level w/c with wash basin . Panel bath with hand shower. Radiator for heating.

### OUTSIDE

#### REAR GARDEN

Low maintenance rear garden laid to lawn and paved area outside the kitchen.

#### PARKING ARRANGEMENTS

Driveway to the front of the house. The garden space could be utilised for further parking as neighboring homes have achieved (Stpp).

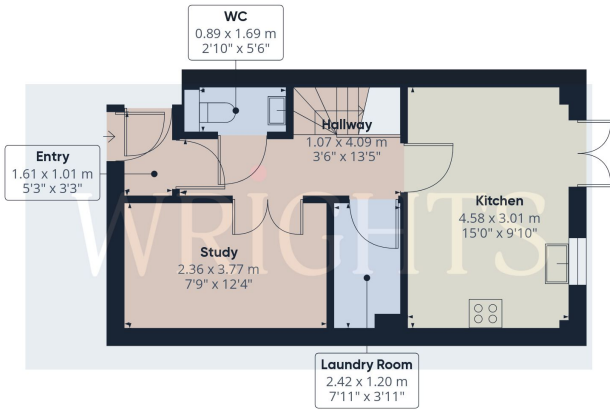
#### COUNCIL TAX BAND E

£2 669.52

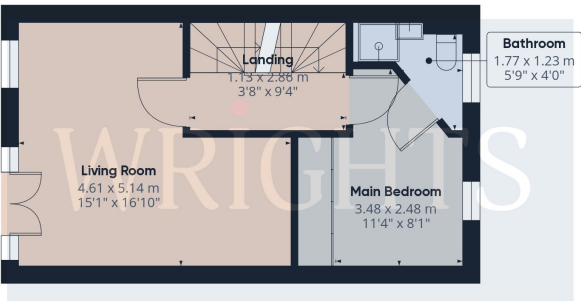
#### ABOUT PANSHANGER

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.

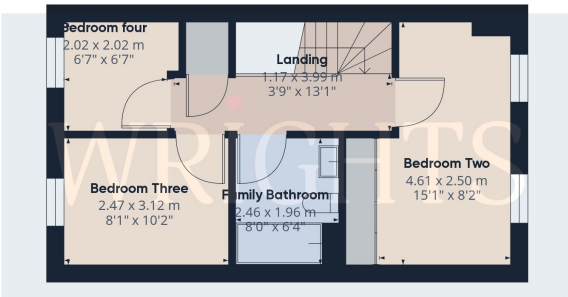




Floor 0



Floor 1



Floor 2

WRIGHTS

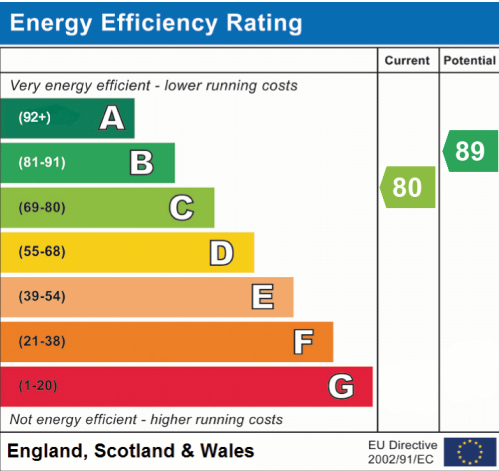
Approximate total area<sup>®</sup>  
103 m<sup>2</sup>  
1108.66 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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