



11 Cornmead, Welwyn Garden City, Hertfordshire, AL8 7QR

- LARGE WESTERLY FACING GARDEN
- PRIME WEST SIDE AL8 CUL-DE-SAC
- WALKING DISTANCE TO MONKS WALK SENIOR SCHOOL
- BACKING ONTO PARKLAND AND WOODLAND WALKS
- ELEVATED POSITION OVERLOOKING A LEAFY GREEN
- UPGRADED EXTERNAL DOORS WITH A COMPOSITE FRONT DOOR
- CATCHMENT FOR HOMERSWOOD JMI



PROPERTY DESCRIPTION

BACKING ONTO OPEN PARKLAND AND WOODLAND WALKS! Welcome to Cornmead, a charming family home located in a serene CUL-DE-SAC, offering picturesque views of surrounding woodlands. This delightful 1950's Garden City residence is situated in the sought-after Knightsfield area, just a stone's throw from Monks Walk Senior School. The property has been thoughtfully refurbished and upgraded, featuring replacement windows, and exterior doors. The ground floor has been extended to include a bright conservatory perfect for modern family living. Cornmead boasts three spacious bedrooms, providing ample flexibility for a growing family. There is significant potential for further extensions, as neighboring properties have successfully expanded (subject to the usual planning consents). Positioned in a wonderful location, enjoy scenic walks through Sherrards Woods to reach the town center. For your convenience, the nearby Shoplands shops cater to everyday needs. Commuters will appreciate the quick access to the A1M and the regular bus services available on Knightsfield. Renowned schools, including Homerswood and Harwood Hill, are within easy walking distance. This property is a must-see to fully appreciate the care and attention that have gone into its improvements. Energy Rating: D.



ROOM DESCRIPTIONS

WELCOME TO CORNMEAD

As you approach the leafy cul-de-sac, a warm sense of community envelops you, characterized by a charming mix of family homes and bungalows that are part of the 1950s Garden City expansion. The area is surrounded by beautiful parkland and woodland walks, providing ample opportunities to enjoy nature. Nestled in an elevated position, the residence warmly welcomes its next family. Set behind a neatly trimmed privet hedge. Enter via the upgraded composite door and inside, the ground floor features a spacious living room with front-facing views, cozy open fireplace-an ideal setting for family movie nights and relaxation. At the rear, the timber conservatory creates a delightful dining space with views over the rear garden. Conveniently, doors lead out to the patio area, providing seamless access to outdoor entertaining. The spacious kitchen features a variety of storage solutions and allows convenient access to both the front and rear gardens, making it practical for daily living.

HEAD ON UP

The landing serves as a central hub, providing easy access to all the rooms. Here, you'll find both the airing cupboard and access to the loft, adding to the home's functionality. Bedrooms one and two are generously sized double rooms, each offering pleasant views of the front elevation. Bedroom three is also spacious and can comfortably accommodate a small double bed, with views overlooking the rear of the property. For added convenience, the family bathroom and separate w/c are thoughtfully designed to enhance the home's practicality.

TOUR THE GROUNDS

A spacious rear garden is a significant asset for family living, primarily laid to lawn and benefiting from a welcoming westerly aspect that invites afternoon sunshine. The homeowners have thoughtfully created a seating area at the top of the garden, perfect for outdoor entertaining or simply enjoying the tranquil surroundings. A convenient gate provides direct access to the nearby woodland, adding to the outdoor adventure opportunities. There is also a timber shed for storage. In addition to the rear garden, there are lush green spaces to enjoy at the front of the property and throughout the surrounding streets. For added convenience, Cornmead offers unrestricted street parking, making it easy for residents and guests alike.

WHAT THE FAMILY SAY

LEASE INFORMATION

999 Year Garden City Lease with 934 years remaining. There is an annual peppercorn Ground Rent of £19.00 for the annum. In instances where a Welwyn Garden City house or bungalow (not a flat) is being sold as leasehold, the freehold may be purchased from Welwyn Hatfield District Council.

COUNCIL TAX BAND D

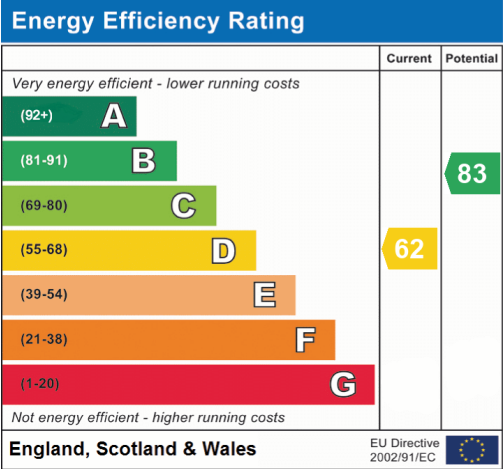
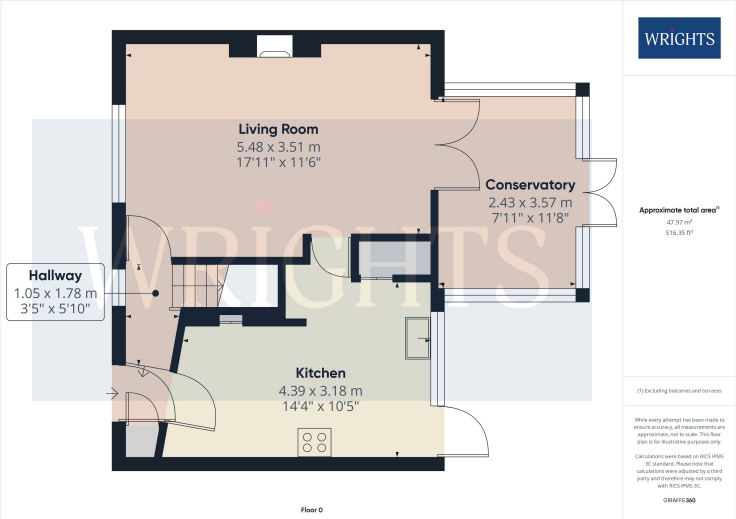
ABOUT THE WEST SIDE

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



FLOORPLAN & EPC

WRIGHTS



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