

REDUCED

Offers Over £375,000 Freehold



21 Maran Avenue, Welwyn, Hertfordshire, AL6 9HS

- LARGE SIDE ACCESS
- LARGE REAR GARDEN
- CUL DE SAC LOCATION
- DRIVE FOR TWO CARS
- SEMI- DETACHED HOUSE
- DETACHED STORAGE SHED
- FREEHOLD
- CLOSE TO WELWYN NORTH TRAIN STATION
- POTENTIAL TO EXTEND (STPP)
- CHAIN FREE

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

****CHAIN FREE, VIEW ANY TIME WE HOLD KEYS! FAST PURCHASE AVAILABLE** £750 BUYERS INCENTIVE TOWARDS LEGAL FEE'S UPON COMPLETION**** A delightful opportunity to purchase this well loved three bedroom SEMI DETACHED house set in the sought after WELWYN VILLAGE. Positioned in a CUL-DE-SAC. Benefiting from being only a short walk from the High Street with every convenience required. Also within close proximity of Welwyn North Mainline station and easy access to the A1M. Internally the home has been RECENTLY REDECORATED and the property offers a generous lounge/diner with double glass doors opening out. The entrance hall leading through to the well appointed kitchen and family bathroom. Upstairs there are three great sized bedrooms. Externally benefiting from a driveway for two cars and LARGE SIDE ACCESS through to the rear garden with a LARGE DETACHED STORAGE SHED. A well established garden. Huge potential to extend to the rear (stpp). SOLAR PANEL SYSTEM TO REMAIN. A must see to appreciate the property's potential. Energy rating D.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Leads through to the kitchen and separate lounge/diner. Stairs to first floor and the boiler is under the stairs.

LOUNGE/DINER

Large generous dual aspect room with featured fireplace and large double glass doors opening out to the rear garden.

KITCHEN

Well appointed dual aspect kitchen with plenty of storage solutions and worktop space. Double eye level oven, 5 ring gas hob with extractor fan. Space for washing mashing machine and fridge freezer. Dishwasher is integrated. Tiled splash backs. Leads through to the family bathroom and there is a door to the rear garden.

FAMILY BATHROOM

White three piece bathroom suite with shower over the bath, tiled walls and floor. Window for extraction.

FIRST FLOOR

LANDING

Window to the front elevation.

BEDROOM ONE

Two windows to the rear elevation.

BEDROOM TWO

Dual aspect views, airing cupboard.

BEDROOM THREE

Window to front elevation.

OUTSIDE

REAR GARDEN

Lovely mature garden with wooden sheds and a large metal storage unit. Wide access to front. Un restricted views to the rear.

PARKING

Generous drive with parking for two cars.

COUNCIL TAX BAND C.

£1,941.47

ABOUT WELWYN VILLAGE

Welwyn lies 25 miles North of London on the route of the original Great North Road, and has the River Mimram crossing at the South end. So it is not confused with Welwyn Garden City, a large modern town close by, it is often referred to as "Old Welwyn". The centre of the village retains an old charm reminiscent of its coaching heyday and includes many historical and architecturally interesting buildings. It is dominated by the Parish Church of St. Marys, which sits at the junction of the High Street and Church Street. These streets are lined with a selection of general and specialist shops, including a Tesco Express, a good choice of pubs and restaurants, a doctors and dentists surgeries, which all give the village a busy, vibrant feel and growing café culture. In particular there is the popular 5* rated restaurant/pub, The Wellington, a fabulous Italian restaurant, and a choice of five other pubs! The edge of the village has allotments and large playing fields.



