



18 Moorlands, Welwyn Garden City, Hertfordshire, AL7 4PP

- Modern Semi Detached Property
- Extended and refurbished to a high standard
- Utility Area
- Converted Garage Office
- Covered Front to Back Access
- Double Driveway
- Three bedroom family home at the heart of the Beehive conservation area
- Impressive westerly facing garden



PROPERTY DESCRIPTION

Located in the heart of the highly regarded Beehive Conservation Area, this beautifully presented three-bedroom semi-detached home has been impressively refurbished by its current owners to offer a perfect blend of period charm and contemporary living. Internally, the property is finished to a high standard throughout, boasting stylish modern fixtures and thoughtfully designed spaces. The ground floor features a sleek, modern kitchen complete with integrated appliances and generous built-in storage. A bright and spacious living room, centred around a cosy log burner, offers the ideal setting for relaxing evenings. To the rear, an extended family room provides flexible living space with direct access to the garden, perfect for entertaining or family life, while a practical utility room adds convenience. Upstairs, there are three well-proportioned bedrooms, all served by a tastefully appointed contemporary bathroom with a white three-piece suite. Externally, the home continues to impress. The former garage has been thoughtfully converted into a versatile home office or playroom, accessed via a covered passageway that runs front to back. A recently laid block paved driveway provides off-street parking at the front, while the rear garden boasts a charming patio area and manicured lawn, ideal for summer gatherings and family enjoyment. This exceptional home is perfectly suited to families and professionals seeking stylish living in a tranquil, characterful setting, with all the benefits of modern convenience.



ROOM DESCRIPTIONS

WHAT THE FAMILY SAY

"When we bought our home it had been lovingly cared for by a gentleman who had owned it since it was built. A lot of work was needed(!) but after restoring the original parquet flooring downstairs and introducing a log burner to the living room; expanding the driveway and patio, remodelling the kitchen and bathroom, and landscaping the garden, we're really proud of our home which has been a wonderful place to raise a young family.

We're now looking to move closer to grandparents, but will miss our neighbours who are extremely kind as well as the comfort our home gave us over many years. We hope whoever buys it enjoys it as much as we have and more."

Welcome to Moorlands

The ground floor offers thoughtfully designed and versatile living space, beginning with a spacious living room featuring a cosy log burner, perfect for relaxing evenings. This flows seamlessly into the rear extension, currently used as a dining/family room, with direct access to the rear garden, making it ideal for entertaining. The stylish fitted kitchen boasts modern units and integrated appliances, complemented by a separate utility area offering practical additional storage and laundry space. The converted garage gives you the added versatile space that could be used as an office or snug area.

First Floor

Upstairs, the home offers three well-proportioned bedrooms. The generous master bedroom benefits from ample built-in storage, while the second bedroom is a comfortable double and features storage over the stairs. A third bedroom provides a versatile single room, ideal for a nursery, home office, or guest room. The contemporary family bathroom is finished with a white suite, including a shower over the bath, basin, and toilet.

Outside

The rear garden has been tastefully landscaped with a luscious lawn and planted borders. There is a natural stone patio to enjoy al-fresco dining and a covered passageway which leads to the front and converted garage. To the front, the home offers a recently laid block paved driveway which compliments the lawn and hedgerow.

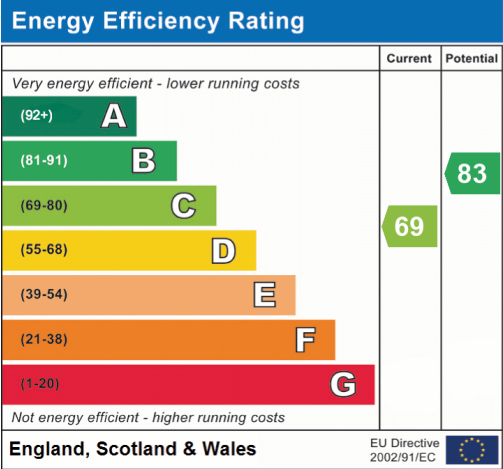
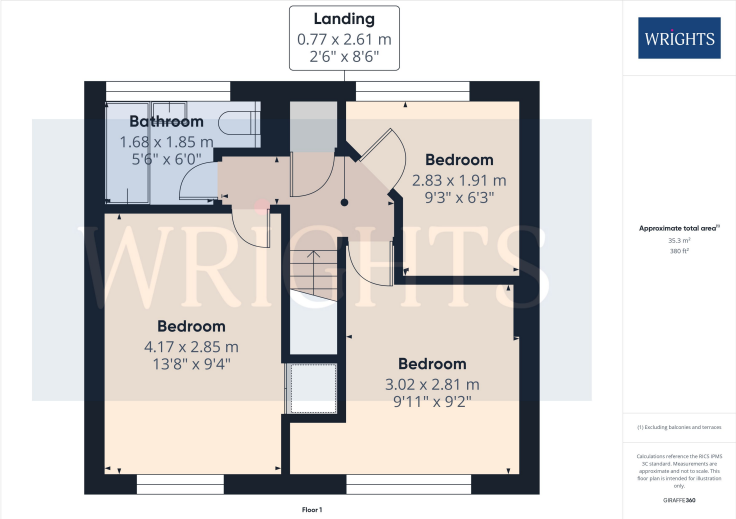
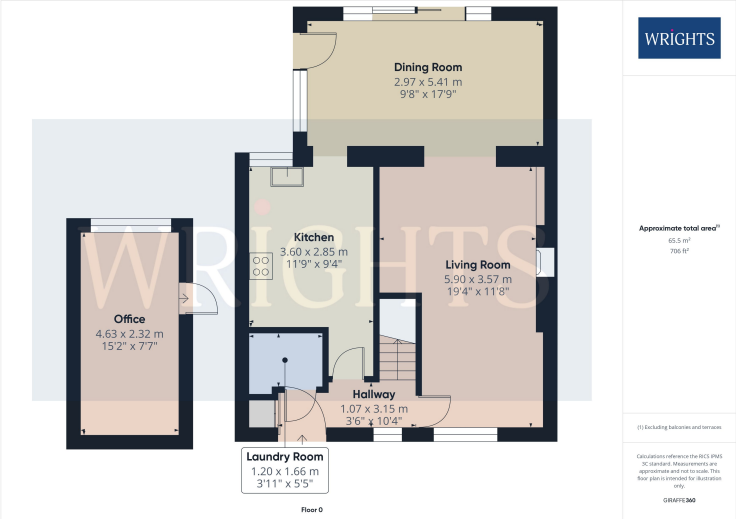
Location

Set within the prestigious Beehive Conservation Area, this home enjoys a prime position in one of the most sought-after parts of town. It's the ideal spot for those who value both tranquillity and convenience. A short stroll brings you to the local parade of shops, including a supermarket, newsagent, and doctor's surgery, catering to your everyday needs.

The property is also within easy reach of the QEII Hospital, Commonswood Primary School, and the King George V Playing Fields — making it a perfect choice for families. Excellent bus links provide quick access to the town centre, where you'll find an extensive array of amenities including the Howard Shopping Centre, John Lewis, and Waitrose.

For commuters, Welwyn Garden City railway station offers fast and frequent mainline services to London King's Cross, making this location as practical as it is desirable.





Welwyn Garden City
36, Stonehills, Welwyn Garden City, AL8 6PD
01707 332211
wgc@wrightsof.com