



WRIGHTS

Hornsfield, Welwyn Garden City, Hertfordshire, AL7 2DX

- THREE DOUBLE BEDROOMS- LARGER THAN AVERAGE HOME
- GARAGE AND DRIVEWAY
- EXTENDED ACCOMMODATION WITH CONSERVATORY
- GROUND FLOOR W/C PLUS FIRST FLOOR BATHROOM
- CUL-DE-SAC IN POPULAR PANSHANGER
- CLOSE TO RENOWNED SCHOOLS AND PANSHANGER SHOPS
- TASTEFULLY DECORATED AND MAINTAINED
- BONUS HOME OFFICE
- LANDSCAPED GARDEN



PROPERTY DESCRIPTION

Welcome to this beautifully decorated and well maintained larger than average three double bedroom family home situated on a popular, leafy residential street in the heart of Panshanger. This turnkey property offers versatile living space with large reception rooms, including a recently constructed conservatory a convenient ground floor W/C. The home features a spacious kitchen. The landscaped gardens provide an enjoyable outdoor living experience, Upstairs, you'll find three well proportioned bedrooms, a family bathroom as well as a study, perfect for family comfort. Hornsfield is a sought-after Cul-de-sac. The local Panshanger shops and Morrisons supermarket are just a short walk away, while the picturesque village of Tewin offers tranquil Sunday walks and charming pub lunches. Families will appreciate proximity to the Moneyhole playing fields and renowned primary schools within walking distance. Excellent connectivity to the A414, A1(M), and town centre mainline station makes commuting easy. This exceptional home truly has it all. Schedule a viewing to fully appreciate its features and potential.



ROOM DESCRIPTIONS

WELCOME TO HORNSFIELD

Approach the property which sits proudly on this cul-de-sac. Set on a desirable plot along a tranquil, leafy road, this charming property offers both space and curb appeal. Arrive via your private driveway and step into the welcoming entrance hall. To the side, a large garage with remote roller shutter provides a versatile space, which could be converted as a further reception room. The spacious main living/ dining room offers endless flexibility for arranging furniture and creating your ideal living space. Moving through you will find a bright and spacious conservatory, this room boasts dual-aspect windows overlooking a stunning garden and provides direct access through stylish French Doors, perfect for indoor-outdoor living and entertaining. The kitchen, situated at the rear of the property and offers a fantastic range of wall and base units. There is a small utility area to the side and a ground floor w/c for comfort. Direct access to the garden and the rear of the garage for added convenience.

HEAD ON UP

The generous landing adds a sense of openness to the space. A large airing cupboard provides convenient storage, enhancing practicality. All three bedrooms are spacious doubles, bedrooms one and two overlook the front elevation with the principal offering wall to wall fitted wardrobes, while bedroom three offers views of the garden. The family bathroom boasts a three piece suite complete with heated chrome towel rail. There is a bonus room currently being used as a study. Access to the loft is via the landing.

TOUR THE GROUNDS

The rear garden has been thoughtfully landscaped to create an enjoyable retreat. There are mature borders which have been manicured and a patio area. The front garden also benefits from attractive landscaping, boosting the property's kerb appeal. A driveway offers off-street parking, and Hornsfield provides additional unrestricted street parking options for visitors.

ABOUT PANSHANGER

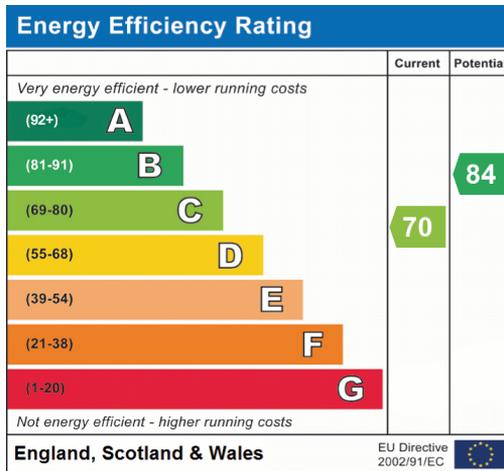
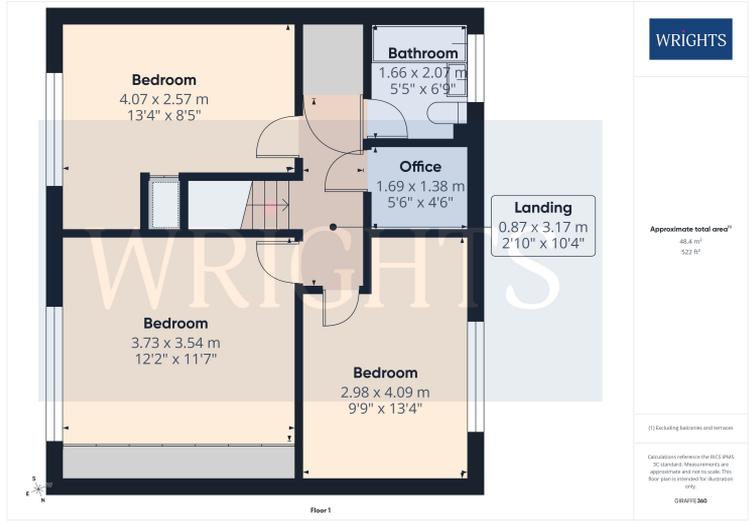
Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953. Panshanger Park is presently 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.

BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



FLOORPLAN & EPC



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