3 Honeycroft, Welwyn Garden City, Hertfordshire AL8 6HR

Guide Price £900,000 - Leasehold

Property Summary

VIEWING DAY SATURDAY 21st MARCH STRICTLY BY APPOINTMENT. **CHAIN FREE** Discover a beautifully detached residence located on the desirable West Side of AL8, offering an exceptional town centre location. This delightful 1950s Garden City home boasts over 1,600 sq/ft of meticulously maintained living space on an expansive plot nestled in this cul-de-sac of just ten homes. Featuring extended ground floor accommodation, four versatile reception rooms ideal for multi-generational living, a garage, and a bright landscaped garden that wraps around three sides of the property, complemented by a charming green at the front. With significant potential for loft expansion and further two-storey extensions, as evidenced by neighboring homes (subject to usual planning approvals), this property is a short stroll down the picturesque Parkway to the vibrant town centre, which offers a variety of amenities, weekend food markets, and community events like Cinema on the Green. Additionally, it is conveniently located within walking distance of Applecroft Primary and Stanborough Secondary Schools, and just a short journey from the mainline station providing quick access to Kings Cross and Moorgate. Don't miss the chance to make this charming residence your new home, showcasing delightful features and undeniable charm!

Features

- CHAIN FREE DETACHED WEST SIDE RESIDENCE JUST YARDS FROM THE TOWN CENTRE
- SUPERBLY EXTENDED TO THE GROUND FLOOR IDEAL FOR MULTI GENERATIONAL LIVING
- FURTHER POTENTIAL FOR TWO STOREY EXTENSIONS AND LOFT CONVERSION STPP
- EXPANSIVE GARDENS WITH A TOTAL PLOT SIZE MEASURING A FITH OF AN ACRE
- EXCLUSIVE CUL-DE-SAC OFF PARKWAY WITH JUST TEN RESIDENCES
- ACCOMMODATION MEASURING IN EXCESS OF 1600 SQ/FT
- FIVE BEDROOMS ACROSS TWO FLOORS
- WALKING DISTANCE TO APPLECROFT PRIMARY SCHOOL AND STANBOROUGH SENIOR SCHOOL
- A STROLL INTO THE TOWN CENTRE AND MAINLINE STATION

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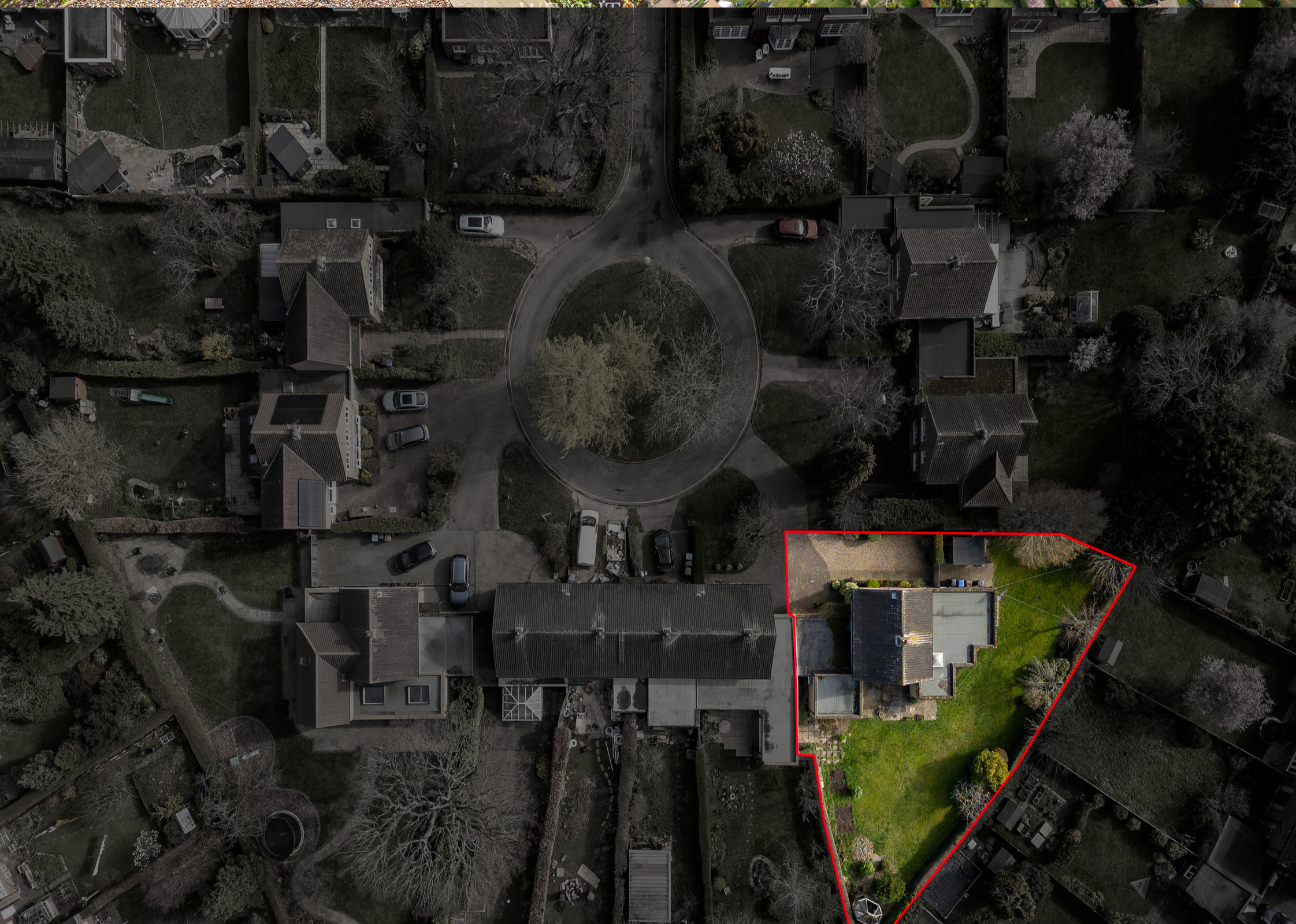
Portfolio



Room Descriptions

WHAT THE FAMILY SAY

Number 3 is very special to all generations of our extended family. For the past ten years, this peaceful and friendly cul-de-sac has been home to our mother, grandmother, and great-grandmother. The house is surrounded on 3 sides by garden and greenery, creating a bright and pleasant living environment. Many large family gatherings have been hosted here as the flexible spaces comfortably accommodate children playing in one room and adults conversing in another. Patio doors in all downstairs rooms allow people to move easily between the house and the garden.

WELCOME TO HONEYCROFT

Take a leisurely stroll from the town centre along the parkway and enter the cul-de-sac nestled between two beautiful red brick Garden City Homes. This exclusive enclave features just ten family homes, each overlooking a serene green space in a leafy setting. Having undergone several extensions over the years, this property sits gracefully in the corner of the close. Hidden behind a mature frontage, you will appreciate the imposing presence of this home. Upon entering, the main hallway serves as a central hub, connecting the expansive accommodations of the house. Period features, including original joinery, are evident throughout. Off this hallway, you will find a w/c and a large boot room for added practicality.

THE EXTENDED LIVING SPACE

The main living room is a bright and inviting space, featuring a rear elevation with a large window and French doors that open to the rear garden, allowing natural light to flood the area. This room features a wood burner, and elegant double doors provide a seamless connection between the living room and the dining area, creating a harmonious flow ideal for entertaining. The dining room offers stunning dual-aspect views of the beautiful wrap-around garden and includes doors leading outside. Additionally, a spacious rear bedroom with French door access to the garden serves as a versatile space, previously used as an extra bedroom and living area, showcasing its flexibility to accommodate various needs. Adjacent to this is a large utility room, equipped with a door to the front elevation, making it an ideal entrance after a muddy walk. This utility space could also serve as a second kitchen for the annexe area, complemented by a handy shower room nearby.

IN ADDITION

The thoughtfully upgraded kitchen breakfast room features an expansive range of wall and base units, making it a delightful space for casual dining, complete with the added convenience of a breakfast bar. Accessed through the boot room, there is also a generously sized dual-aspect double bedroom that boasts direct access to the garden.

HEAD ON UP

The principal bedroom is generously sized and offers a rear aspect view, complete with fitted wardrobes. Bedroom two is also a double bedroom which features a dual aspect and fitted wardrobe. There is also a single bedroo to this floor. A well-appointed family bathroom serves this floor. The landing features an airing cupboard and provides access to the loft via a pull-down ladder. The loft space is highly impressive and should be viewed to fully appreciate its potential.

TOUR THE GROUNDS

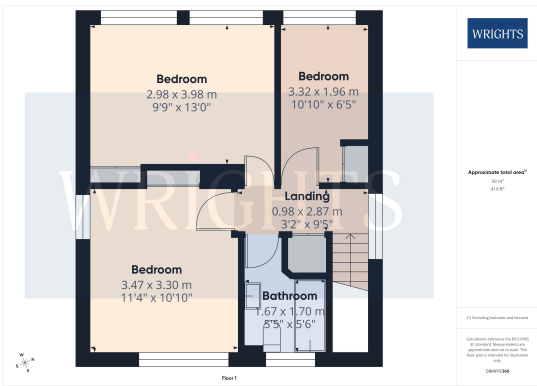
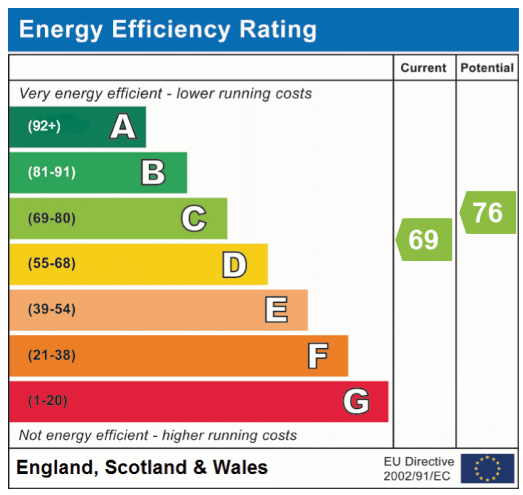
Enjoy a tranquil and scenic stroll through the beautifully maintained gardens with south and westerly facing aspects. Lovingly manicured, the gardens feature established trees and vibrant flower beds, creating a picturesque landscape. The garden extends to a designated potting area, complete with a timber shed for gardening tools and supplies. The front garden has also been thoughtfully landscaped, and a driveway provides plenty of convenient off-street parking. There is a garage with electric sectional door. Please note that residents' permits are required for overflow parking on Parkway.

MATERIAL INFORMATION

999 Year Garden City Lease from 1952 with an annual peppercorn ground rent of £21.
Traditional Garden City homes, may be leasehold, typically with lease terms set at an impressive 999 years from the time of construction. Ground rents and service charges are generally minimal, and obtaining a mortgage on these leases poses no challenges, provided the lease term is clearly outlined. For those interested, the freehold can often be purchased directly from Welwyn Hatfield Council at a minimal cost. For more detailed information on purchasing the freehold, we recommend visiting Welwyn Hatfield Council's website.
Council Tax Band F.

ABOUT WELWYN GARDEN CITY

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.

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.