



WRIGHTS

# 57 Dalewood, Welwyn Garden City, Hertfordshire, AL7 2JP

- CHAIN FREE
- PLENTY OF UNRESTRICTED PARKING
- CUL-DE-SAC
- FRESHLY PAINTED AND CARPETED
- CLOSE TO PARKLAND WALKS AND AMENITIES
- UNOBSTRUCTED REAR ASPECT
- PANSHANGER LOCATION
- NEW BLINDS THROUGHOUT



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\*** A very well presented three bedroom family home which is positioned at the heart of this popular residential CUL-DE-SAC in the heart of Panshanger. The property has undergone recent refurbishment and has been FRESHLY PAINTED AND CARPETED offering a turn key move. Plenty of unrestricted residents parking and an unobstructed rear view. Conveniently located, the local Panshanger shops and Morrisons supermarket are just a short walk away. The picturesque village of Tewin nearby offers tranquil Sunday walks and charming pub lunches. Families will appreciate the proximity to Moneyhole playing fields and renowned primary schools and Ridgeway Academy are within walking distance. Excellent transport links to the A414, A1(M), and the town centre mainline station ensure easy commuting. An early viewing comes highly recommended to appreciate this opportunity.



## ROOM DESCRIPTIONS

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### WELCOME TO DALEWOOD

Approach the property which sits towards the end of this leafy cul-de-sac. This great family home offers versatile space and is presented in a move in ready condition. Arrive and park in the unrestricted residents bays which are located to the front of the property and step into the welcoming entrance porch. To the side, a convenient w/c. The spacious main living room is open plan and offers endless flexibility for arranging furniture and creating your ideal living space. The staircase is discreetly tucked away, leading to the upper level. There is a modern kitchen with island. The patio door leads out to the garden from the dining space. There are two large storage cupboards.

### HEAD ON UP

A spacious landing provides access to all rooms. There is an airing cupboard and loft access located here. All three bedrooms feature new carpets and fitted wardrobes. There is a luxury four piece bathroom suite which includes a bath and separate shower cubicle.

### TOUR THE GROUNDS

The rear garden is enclosed and is mostly laid to lawn. There is a patio area, a large timber shed and gated rear access. Beyond the rear boundary is the allotments. The front offers a small garden with brick built store.

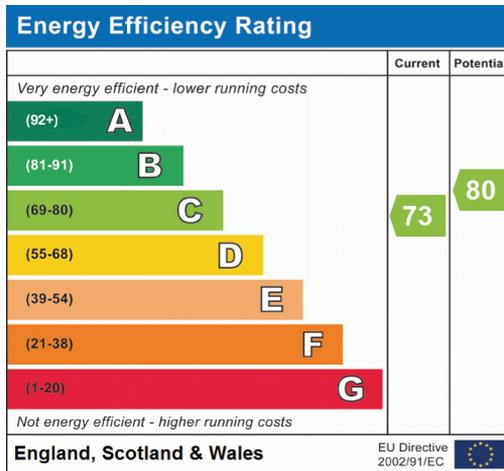
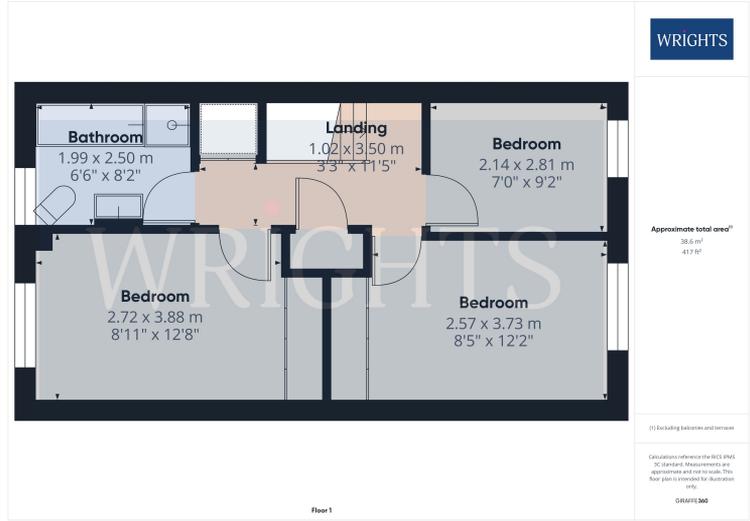
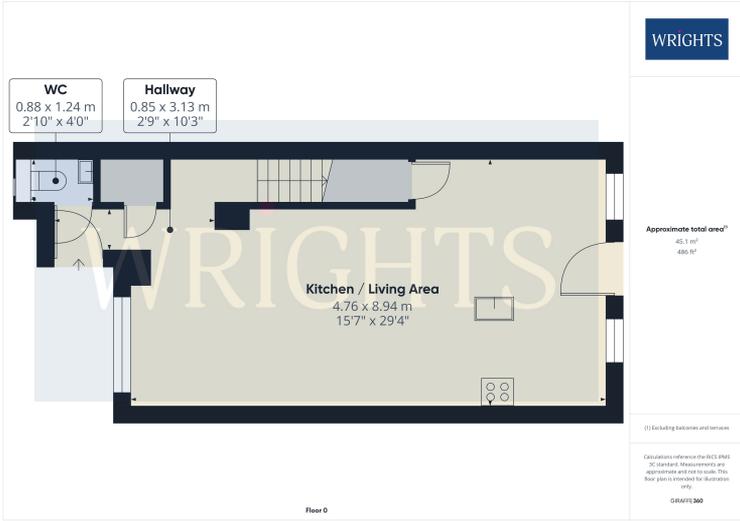
### ABOUT PANSHANGER

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 and Beauticians. There is also a Morrisons supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.



# FLOORPLAN & EPC



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