



35 Nursery Hill, Welwyn Garden City, Hertfordshire, AL7 1UG

- CHAIN FREE
- IN NEED OF MODERNISATION
- CUL-DE-SAC OVERLOOKING A LEAFY GREEN SPACE
- THREE GREAT SIZE BEDROOMS
- GARDEN AND RESIDENTS PARKING
- PLENTY OF STORAGE



PROPERTY DESCRIPTION

****CHAIN FREE**** A well loved family home at the heart of a quiet and leafy residential location overlooking a peaceful green space in the ever popular Haldens district of the Garden City. Offering spacious accommodation, this superb property offers three great sized bedrooms, an open plan kitchen/diner and a separate living room. It has the bonus of a ground floor w/c, an abundance of storage solutions throughout and plenty of residents private parking to the front and rear. The property is in need of total modernisation and offers the perfect blank canvass for the keen DIY'er.

Conveniently located, the property is walking distance to Welwyn North and Garden City stations. Close by you will find the Haldens shops with every convenience required. A wide selection of renowned schools are within a short stroll. The A1M is easily accessible as well as countryside walks in Tewin. A must view property for a growing family or those looking for a place to make their own.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

4.3m x 1.76m (14' 1" x 5' 9") Stairs to first floor.

W/C

LIVING ROOM

4.1m x 3.35m (13' 5" x 11' 0") Window to the rear elevation.

KITCHEN DINER

Dual aspect views to the front and rear. Similar homes have installed French Doors out to the rear. A range of wall and base units plus a large storage cupboard.

REAR LOBBY

Door leading to garden, a large storage cupboard area. Some homes in the area create a larger dining area by combining the lobby, cupboard and kitchen.

FIRST FLOOR

LANDING

Half landing with window to the side. Large airing cupboard housing the boiler. Additional storage cupboard and loft access.

BEDROOM ONE

4.1m x 2.55m (13' 5" x 8' 4") Window to the rear elevation.

BEDROOM TWO

4.1m x 2.55m (13' 5" x 8' 4") Window to the rear elevation.

BEDROOM THREE

3.27m x 1.9m (10' 9" x 6' 3") Window to the rear elevation.

BATHROOM

2.6m x 1.77m (8' 6" x 5' 10") Three piece suite, window to the front elevation.

OUTSIDE

REAR GARDEN

Mostly laid to lawn with mature shrubs. Enclosed boundaries and gate leading out to the residents parking area.

FRONT

A large lockable store and meter cupboard. Covered porch area and flower bed.

PARKING ARRANGEMENTS

Residents parking area to the rear of the property. Additional residents bay and unrestricted street parking.

COUNCIL TAX BAND D

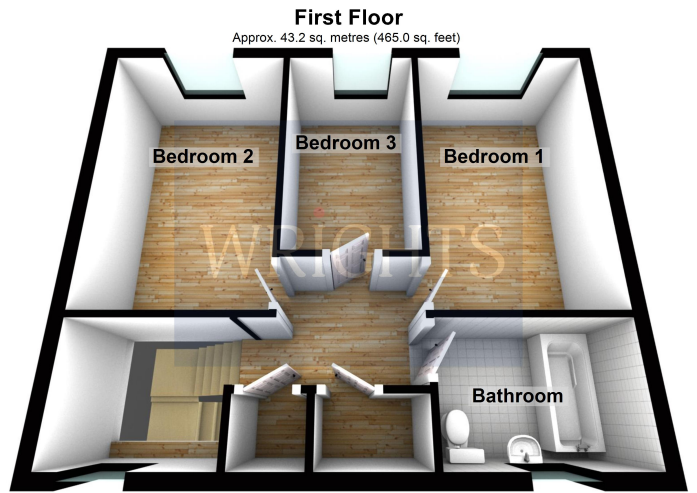
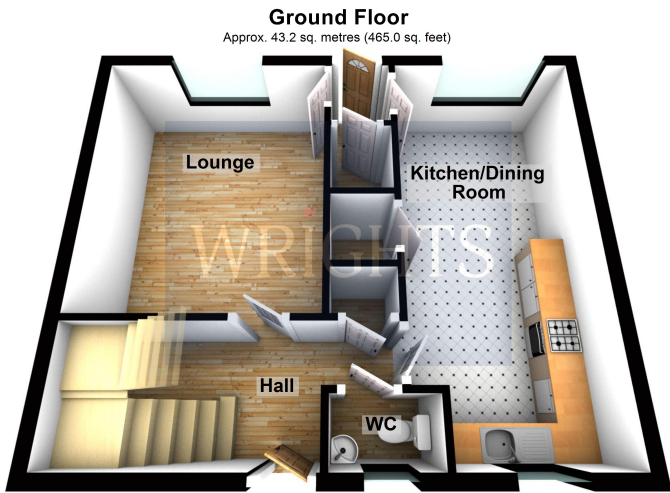
£2,184.15

ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.



FLOORPLAN & EPC



Total area: approx. 86.4 sq. metres (930.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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