



WRIGHTS

18 Holwell Road, Welwyn Garden City, Hertfordshire, AL7 3RD

- CHAIN FREE BEAT THE STAMP DUTY DEADLINE
- CLOSE TO THE TOWN CENTRE AND MAINLINE STATION
- DRIVEWAY
- BLANK CANVASS
- GARDEN
- GROUND FLOOR W/C



PROPERTY DESCRIPTION

****CHAIN FREE BEAT THE STAMP DUTY DEADLINE**** Welcome to this spacious bay fronted family home, ideally located just minutes from the vibrant town centre and mainline station. This property serves as a blank canvas, perfect for first-time buyers or savvy investors eager to make their mark. Featuring double glazing throughout, a modern combi boiler for efficient heating and hot water, a convenient driveway for ample off-street parking and a practical ground floor W/C. This property offers functionality and comfort. Situated on Holwell Road, you'll be within walking distance of renowned primary and secondary schools, making it an ideal choice for families, while Stanborough Lakes are just a short stroll away, providing beautiful outdoor spaces for leisure and recreation. For further convenience, the A414 and A1M are easily accessible. A superb opportunity to transform this property into your dream family home!



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

A spacious hall, there are two large storage cupboards, under stairs alcove and door leading out to the rear garden.

LIVING ROOM

Bay window to the front aspect.

KITCHEN

A range of wall and base units, this room offers plenty of flexibility for bespoke configurations. Additionally there is space for a dining table. The window looks out to the rear aspect.

W/C

Low level w/c and sink, window for ventilation.

FIRST FLOOR

LANDING

Airing cupboard and loft access.

BEDROOM ONE

Bay window to the front elevation.

BEDROOM TWO

Window to the rear elevation.

BEDROOM THREE

Window to the front elevation.

BATHROOM

Three piece suite, heated chrome towel rail and window to the rear elevation for ventilation.

OUTSIDE

REAR GARDEN

Patio area to the immediate rear, there is a lawn area and timber shed. Gated rear access for convenience.

PARKING ARRANGEMENTS

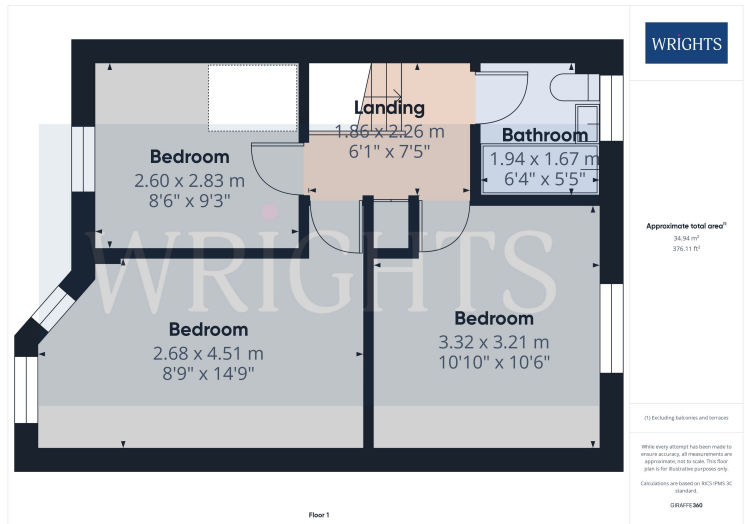
Driveway providing off street parking for two cars. Holwell Road offers unrestricted street parking.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(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	

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