



# 164 Parkway, WELWYN GARDEN CITY, Hertfordshire, AL8 6HZ

- CHAIN FREE
- PARKWAY TOWN CENTRE LOCATION WEST SIDE AL8
- CATCHMENT FOR APPLECROFT PRIMARY SCHOOL AND STANBOROUGH SENIOR SCHOOL
- DRIVEWAY AND LARGE REAR GARDEN
- TWO DOUBLE BEDROOMS AND TWO BATHROOMS
- UTILITY ROOM PLUS CONSERVATORY
- NEW BOILER 2025
- A SHORT WALK FROM THE MAINLINE STATION





## PROPERTY DESCRIPTION

**\*\*CHAIN FREE TWO DOUBLE BEDROOM HOUSE IN THE TOWN CENTRE\*\*** Located on a premier street in the popular West Side AL8 of Welwyn Garden City, this lovely mid-terrace residence presents a fantastic opportunity for young families, first-time buyers, or anyone looking to downsize without sacrificing quality. Just a short walk from the mainline station, the home combines everyday practicality with a serene suburban atmosphere. The property is **WITHIN CATCHMENT FOR APPLECROFT PRIMARY and STANBOROUGH SENIOR SCHOOL**. The property features a **UTILITY ROOM**, **Conservatory**, **TWO BATHROOMS** and **A NEW BOILER in 2025!** In addition there is a driveway and a **LARGE REAR GARDEN**. This is a rare must see opportunity.





## ROOM DESCRIPTIONS

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### WELCOME TO PARKWAY

When you arrive, you'll find off-street parking that comfortably accommodates two family-sized vehicles, adding to the home's practicality. Inside, the inviting living room provides a warm and relaxing space, fitted with soft carpeting and gas central heating radiators that ensure a cosy atmosphere. There is a spacious kitchen/ diner which is applaned and there is a fantastic addition of a conservatory which overlooks the gardens. A handy and sizeable utility room is off the kitchen and features access to the covered side passageway and conservatory, here you will find the newly installed boiler. There is also a shower room for convenience to this floor.

### HEAD ON UP

Upstairs, the living space remains equally appealing with two generously sized double bedrooms, each equipped with built-in wardrobe storage. The family bathroom, located on the first floor, features a panel-enclosed bath with an over-shower, a vanity wash basin, a WC, and a heated towel rail, providing a clean and inviting setting.

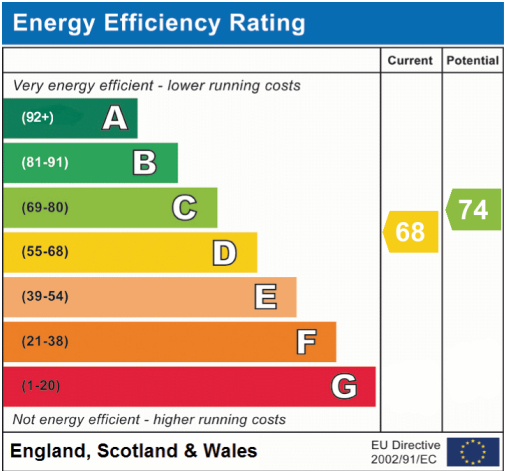
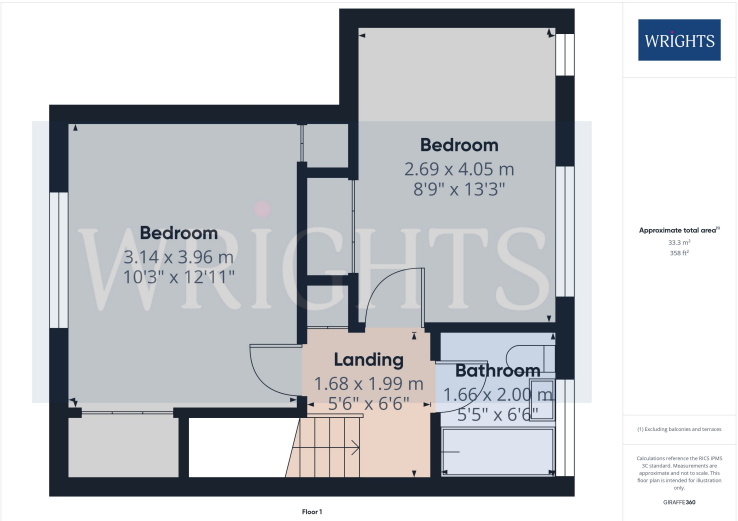
### TOUR THE GROUNDS

The rear garden boasts the mature greenery characteristic of the West Side of Welwyn Garden City, featuring lush shrubs, hedgerows, and a grassy lawn shaded by an elegant tree. At the far end, a modest timber shed offers practical storage for gardening tools or outdoor essentials. Available with no onward chain, this charming property offers a quick and straightforward move, providing an ideal foundation to craft a lovely and comfortable lifestyle.

### ABOUT THE WEST SIDE

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.





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