

REDUCED

Offers in Excess of £395,000 Freehold



WRIGHTS

19 Millfield, Welwyn Garden City, Hertfordshire, AL7 2DY

- CHAIN FREE
- THREE DOUBLE BEDROOMS
- UPGRADED KITCHEN AND SHOWER ROOM
- GROUND FLOOR W/C
- CUL-DE-SAC
- CATCHMENT FOR GOOD SCHOOLS
- EASILY ACCESSIBLE TO THE A414 AND A1M
- RESIDENTS PARKING

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

****CHAIN FREE**** An immaculately presented and homely **THREE DOUBLE BEDROOM SEMI DETACHED** family home nestling at the end of **QUIET CUL-DE-SAC**. A fantastic opportunity to purchase this great size home. Having undergone refurbishment works by the present owners, there is still plenty of scope to improve and place your own stamp on the home. Features include a **REPLACEMENT KITCHEN AND BATHROOM**, **LANDSCAPED REAR GARDEN** and a **GROUND FLOOR W/C**. A great sized living room and the owners have created a modern open plan kitchen diner. These homes rarely come to the market so an internal viewing comes highly recommended to fully appreciate the home. Situated adjacent to the Panshanger Golf Club and located only 4 miles to the Historic town of Hertford, local countryside walks are a stones throw away. Ofsted "good" primary schools are within walking distance. Easy access to the town centre, mainline station and major road links such as the A414 and A1M. Energy rating TBC.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Storm porch, leading into the main hallway with staircase to first floor and living room. Coat cupboard and door to the rear garden.

LIVING ROOM

A great sized room with large window to the front elevation. Gas feature fire place with surround.

KITCHEN DINER

A lovely range of sleek J handle wall and base units with fitted appliances to include; dishwasher, oven, hob, microwave Double glazed window to rear, patio doors, wall and base units, integrated dishwasher, electric oven, electric hob, extractor fan and microwave and extractor, space for washing machine and fridge freezer. Tiled splash backs and floor. Laminate floor to the dining area. Window and patio door which leads out to the rear garden.

W/C

A handy facility off the hallway. W/c, wash hand basin, heated towel rail, window for ventilation.

FIRST FLOOR

LANDING

Two airing cupboards, loft access.

BEDROOM ONE

Window to front elevation. Fitted wardrobes to remain.

BEDROOM TWO

Window to rear elevation.

BEDROOM THREE

Window to front elevation, airing cupboard.

FAMILY SHOWER ROOM

Traditionally featuring a bath, the room has been upgraded to a double walk in shower, sink with vanity unit and low level w/c. Porcelain tiled walls and floor. Window for ventilation.

OUTSIDE

REAR GARDEN

Predominantly laid to lawn. Large patio area, sleeper box borders, decking area and timber summer house to remain.

FRONT GARDEN

Secluded behind a hedgerow. Path leading to front door, sleeper box borders and lawn. Side access to the rear garden.

PARKING ARRANGEMENTS

unrestricted bay and street parking.

Council garages are available to rent subject to availability.

COUNCIL TAX BAND D

£2,085.31

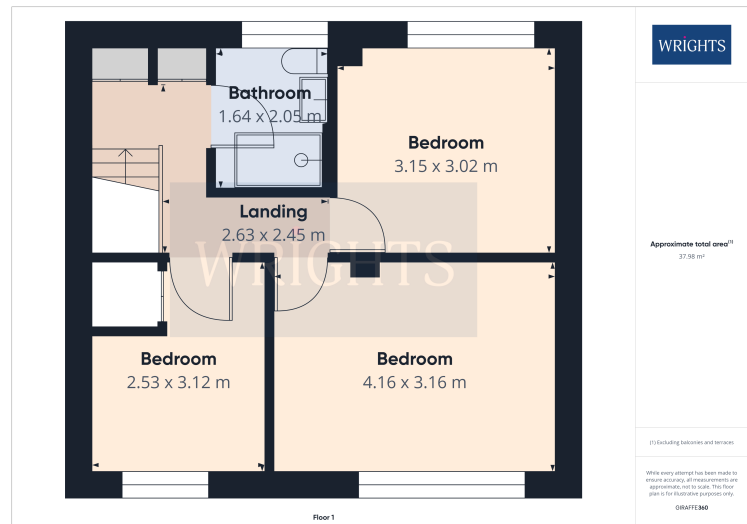
ABOUT PANSHANGER

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



FLOORPLAN

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