



21 Little Ganett, Welwyn Garden City, Hertfordshire, AL7 3DG

- CHAIN FREE
- HUGE POTENTIAL FOR REAR EXTENSION AND LOFT CONVERSION (STPP)
- DRIVEWAY
- QUIET LEAFY SIDE ROAD
- LARGE GARDEN
- TWO DOUBLE BEDROOMS
- IN NEED OF MODERNISATION
- SUPERB LOCATION
- OPEN COUNTRYSIDE WALKS ON YOUR DOORSTEP
- CATCHMENT FOR RENOWNED SCHOOLING



PROPERTY DESCRIPTION

****CHAIN FREE**** Beautiful position nestling at the heart of a lovely leafy lane and the EXPANSIVE CAPONFIELD opposite. Oozing with potential to add to this TWO DOUBLE BEDROOM terraced house with HUGE POTENTIAL FOR A LOFT CONVERSION AND GROUND FLOOR REAR EXTENSION as neighbouring homes have achieved (Subject to the usual planning consents). The front garden offers a DRIVEWAY FOR ONE CAR. In need of modernisation, features include plenty of storage with BUILT IN WARDROBES TO BOTH BEDROOMS, a great size garden in excess of 70FT with gated access. UNRESTRICTED STREET PARKING. A must to see to unlock this gem with so many extras and masses of further potential. Surrounded by woodland and parks, Holwell Hyde fishing lake is over the road and an easy commute to the town centre and mainline station. Easy links to the A414 and A1M. A selection of renowned primary and secondary schools are within walking distance.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Composite front door leading into the spacious hallway. Staircase to the first floor and storage cupboard under the stairs.

LIVING ROOM

Original chimney breast and window to the front elevation.

KITCHEN

Spacious kitchen breakfast room which features the original pantry. Window and door to the rear elevation. The boiler is in this room and we have been informed that it has been upgraded in recent years.

LANDING

BEDROOM ONE

A larger than average room, two fitted wardrobes, window to the front elevation. Neighbouring homes have extended the hallway and added a staircase to the potential loft room.

BEDROOM TWO

Double wardrobe, window to the rear elevation.

BATHROOM

Traditionally a three piece suite. The bath has been removed to adapt the facility into a wet room. A bath could easily be reinstalled. Window to the rear elevation.

OUTSIDE

REAR GARDEN

Measuring approximately 70FT in depth. There is a small patio to the immediate rear, mostly laid to lawn. A "Secret Garden" to the furthest point. Timber shed and brick built shed. Gated side access which is shared with next door and leads out to the front.

DRIVEWAY

Providing off street parking for one car, there is additional space to expand the driveway for two cars (subject to the usual planning consents).

COUNCIL TAX BAND C

£1,941.47

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		88
(69-80)	C		
(55-68)	D	62	
(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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