



WRIGHTS



5 Baldwins, Welwyn Garden City, Hertfordshire AL7 2BD

£400,000 - Freehold

Property Summary

****CHAIN FREE**** A rare gem at the heart of a well-established CUL-DE-SAC, this charming THREE DOUBLE BEDROOM family home holds a special place with its original family ownership since its construction in the 1970's. Steeped in character and nostalgic charm, this residence offers a unique opportunity to own a slice of the Garden City. The home features a DRIVEWAY and LARGE GARAGE WITH REMOTE DOOR, utility area and GROUND FLOOR W/C. Upstairs there are three superb over sized bedrooms and a BONUS ROOM. Outside there are well manicured gardens and the property overlooks school playing fields. Conveniently located, the Panshanger shops are just outside of the Cul-de-sac and a selection of Primary Schools and Ridgeway Academy are all within walking distance. Easy commute the A414 and A1M are close by whilst a short drive or a convenient bus ride will find you in the Town Centre and Mainline station. A viewing comes highly recommended.

Features

- CHAIN FREE
- GARAGE WITH ELECTRIC DOOR AND DRIVEWAY
- CUL-DE -SAC
- OVERLOOKING PLAYING FIELDS.
- THREE DOUBLE BEDROOM PLUS BONUS ROOM
- SPACIOUS ACCOMMODATION
- SAME FAMILY OWNERSHIP SINCE CONSTRUCTION
- CLOSE TO LOCAL AMENITIES & SCHOOLS



Room Descriptions

LIFE IN BALDWINS

ENTER THE RESIDENCE

Immerse yourself in the charm of this well loved family home, nestled in a leafy cul-de-sac offering a serene escape from the hustle and bustle of everyday life. Step inside to discover a spacious abode boasting a huge living room – perfect for relaxing or entertaining guests with its dual aspect. The spacious kitchen is ideal for preparing those family meals, complemented by a convenient bonus utility area with garage and garden access plus a ground floor w/c to add to the seamless functionality of the home.

Upstairs there are three generously sized bedrooms, two of which offering fitted storage solutions. There is a bonus room with rear window which could easily work as a home office or the floor plan could be re configured to create an additional shower room or even small bedroom.

OUT AND ABOUT

With its own private driveway and garage with remote door, convenience and accessibility are at the forefront of this property. A gardeners delight, the rear garden has been landscaped with mature shrubed borders, vegetable patches and greenhouse. There are pathways and a patio to enjoy. Take leisurely strolls through nearby countryside paths just a stone's throw away, a perfect way to unwind and reconnect with nature. Easy access to major roadways such as the A1M and A10 ensures seamless travel experiences, while a variety of primary schools within walking distance cater to growing families.

Benefit from the close proximity to the town center, offering a vibrant mix of amenities and entertainment options. Commuting is a breeze with two local train stations just a short drive away, providing quick access to Kings Cross in under 30 minutes. Don't miss the chance to explore the vast potential and unique charm of this remarkable property.

WHAT THE FAMILY SAY

This has been a family home since 1976 and Jim Gill and Mark have celebrated all the milestones and events that that journey has brought.

There have been generations of children started and graduated from Watchlytes school in the time they have lived here and many of these children are now grown adults with children of their own.

Panshanger and the surrounding neighbourhood was mainly fields at the time they bought this house from new. They have enjoyed everything the neighbourhood has to offer from drinks in the beer garden at the Attimore to the convenience of the local shops.

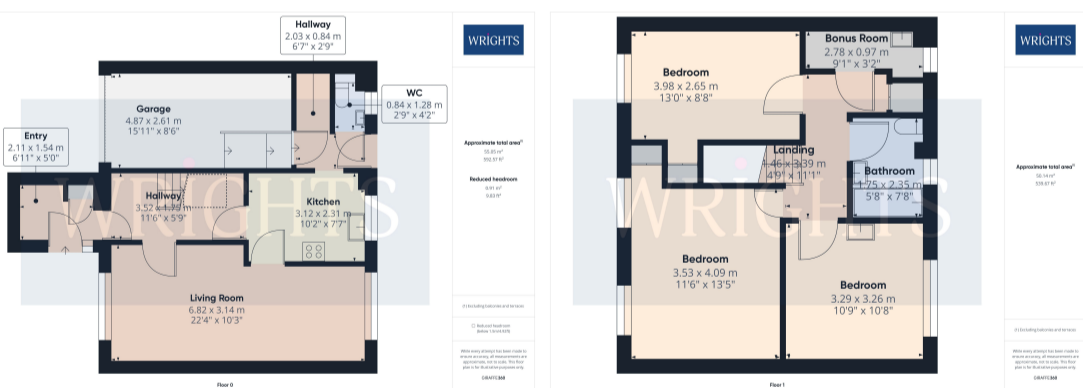
It's time to pass the baton on to the next family to enjoy all the things that they have including the garden with its well established vegetable patch and flowers which have been carefully tended in the last 50 years

COUNCIL TAX BAND D

£2,184.15

ABOUT WELWYN GARDEN CITY

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC