



41 Crossway, Welwyn Garden City, Hertfordshire, AL8 7ED

- CHAIN FREE
- HEAVILY EXTENDED FIVE BEDROOM FAMILY RESIDENCE
- OOZING WITH 1950'S CHARACTER FEATURES AND POTENTIAL
- A SHORT DISTANCE FROM WELWYN NORTH MAINLINE STATION
- CHAIN FREE SALE ENSURING A SWIFT AND
- AT THE HEART OF THIS EXCLUSIVE WEST SIDE TREE LINED STREET
- VERSATILE LIVING ACCOMMODATION WITH FANTASTIC SPACE
- CLOSE TO MONKS WALK SENIOR SCHOOL
- GARAGE AND DRIVEWAY



PROPERTY DESCRIPTION

****CHAIN FREE** VIEWING LAUNCH DAY SATURDAY 19TH JULY STRICTLY BY APPOINTMENT**** Located on the prestigious WEST SIDE AL8. An exclusive street, Crossway is a beautiful tree lined 1950's Garden City delight featuring exclusive homes in a serene setting with bright yellow daffodils all planted by the local community along side to give that extra special experience when driving through. This **HEAVILY EXTENDED FIVE BEDROOM** home which has been in the same family ownership since the 1970's with its period design offers so much potential to create your very own charming residence. A very well proportioned home on a **LARGE PLOT** boasting superb ground floor space, A **GARAGE** and **DRIVEWAY**. Five great size bedrooms which all benefit from built in storage. Period features include **PARQUET FLOORING** and original joinery. Only 1.7 miles from the town centre where you will find the mainline station serving Kings Cross. Welwyn village and Welwyn North station are within walking distance. Open countryside walks close by with Hertfordshire's finest rolling countryside and unspoiled views and Sherrards Woods are on your door step. Catchment for renowned primary schools such as St Johns and Monks Walk secondary school. Close proximity to major links such as the A1M and B1000. A viewing comes highly recommended to appreciate this rare home.



ROOM DESCRIPTIONS

A FEW WORDS FROM THE FAMILY

Number 41 evokes wonderful memories for us as children growing up in the early 1970s onwards. Mum and dad (John and Diana), moved there in 1970 from a flat in Stanborough Green and were very proud of their new home. Apart from their eldest son, Greg, their other four children were all born while they lived at 41. The wooded green area with its quiet roads and the nearby Sherradspark Woods were a great playground for building treehouses and swings for us as children and provided us with a lot of space to roam. Monks Walk School gave us a great start in life and being just a 8 minute walk away from home made our friends envious at the end of the school day. Mum was a school teacher and was very child focused and our house was very much the “youth club” for the children on Crossway in the 1970s and 1980s.

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Her Christmas dinners, Bakewell tarts and flapjacks were legendary. Dad, when he wasn't working on his cars or in the garden, was always on hand to play football, golf or go running with anyone who would join him on Monks Walk school field. Dad was a very keen gardener and also built the fish ponds at the front of the house and the paddling pool for us at the back which we all enjoyed with friends in the Summer holidays. Our mum and dad were well known and popular people on Crossway and their gardens were always a blaze of colour in Summer. They were very attached to Crossway and loved Sherradspark Woods where they would walk our dogs. They had the house extended twice, firstly, in the late 1970s and then secondly in the late 1980s to give us all more space. They had to leave 41 eventually, of course, but the hope is that a new family will find as much happiness there as we all did over the last 50+ years.

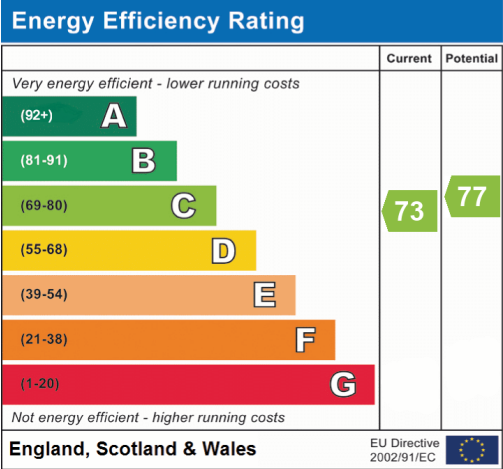
WELCOME TO CROSSWAY

Set at the heart of this exclusive West Side street, enjoy this fantastic and well loved family residence. The Ground floor greets you with a large entrance hall and a warm welcome. You will note the original parquet floor covering. Off this space is a handy shower room. There is a large living room which features a front facing aspect via the bay window and also has the parquet flooring. For convenience, this room is



FLOORPLAN & EPC

WRIGHTS



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