



400 Howlands, Welwyn Garden City, Hertfordshire, AL7 4HB

- UPGRADED ROOF
- BLOCK PAVED DOUBLE DRIVEWAY
- UPGRADED BOILER
- LARGE REAR GARDEN WITH ACCESS TO THE FRONT
- POTENTIAL TO EXTEND (STPP)
- CLOSE PROXIMITY TO AMENITIES AND SCHOOLING
- EASY COMMUTE TO THE MAINLINE STATION, A414 AND A1M
- OPEN PLAN KITCHEN/ DINER WITH GARDEN ASPECT



PROPERTY DESCRIPTION

****MOTIVATED SELLERS**** A much loved three bedroom Garden City family home from the 1950s positioned on a popular street. This property boasts a great size garden which, offers exceptional potential to extend to the rear, similar to nearby homes (subject to the usual planning consents). The generously sized driveway provides off street parking for two cars. Inside, the home is well cared for and offers a perfect opportunity to chose your own style and finish. The roof has been upgraded in recent years as well as the boiler. Perfectly located, you'll find the Hollybush shops just a short stroll away, along with convenient access to the town centre, train station, and major road links including the A414 and A1M. Additionally, several highly regarded primary schools are within walking distance. Don't miss the opportunity to view this property and fully appreciate the potential.



ROOM DESCRIPTIONS

WELCOME TO HOWLANDS

This property boasts an expansive driveway that provides ample parking solutions. As you enter the residence, you'll find a welcoming lobby that flows seamlessly into the inviting living room, highlighted by a large front-facing window that fills the space with natural light. The kitchen/ diner is open plan and located at the rear. A door from the kitchen leads directly to the rear patio, perfect for outdoor enjoyment. Upstairs, you'll discover three bedrooms, with the principal bedroom offering a serene rear aspect and fitted wardrobes. The family bathroom is also conveniently located on this floor, catering to all your needs. The loft is accessed via the landing with a pull down ladder.

TOUR THE GROUNDS

The garden offers a patio area to the immediate rear, a hedgerow to one side and a lawn. Additionally there is a large shed for storage solutions. The covered passageway provides pedestrian access out to the front.

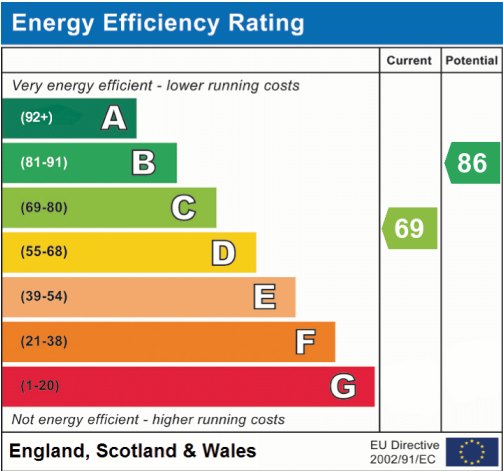
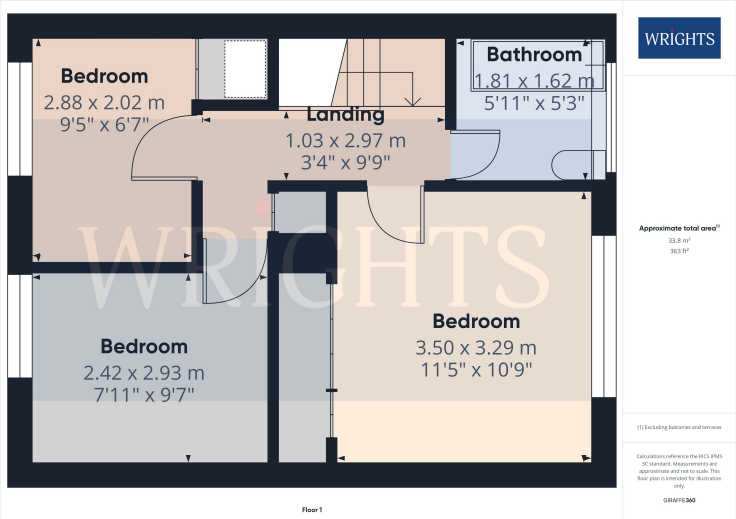
ABOUT WELWYN GARDEN CITY

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 Centre is located in the town 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

WRIGHTS



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