



WRIGHTS

70 Rowans, Welwyn Garden City, Hertfordshire, AL7 1PD

- CHAIN FREE
- FOUR GREAT SIZE BEDROOMS
- LOUNGE AND SEPARATE DINING ROOM
- GROUND FLOOR SHOWER ROOM PLUS FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- LARGE REAR GARDEN
- OVERLOOKING A PEACEFUL GREEN
- SAME FAMILY OWNERSHIP SINCE CONSTRUCTION
- UPGRADED BOILER AND WINDOWS



PROPERTY DESCRIPTION

****CHAIN FREE**** A deceptively large, FOUR BEDROOM family residence on a CORNER PLOT. Situated in a QUIET & peaceful residential area overlooking a pretty green. Built in the 1950's and having been in the SAME FAMILY OWNERSHIP SINCE ITS CONSTRUCTION, this is a substantial family home which provides flexible living and can be adapted to suit a growing family. There is a separate kitchen, lounge, dining room, a large hallway with the added bonus of a GROUND FLOOR SHOWER ROOM. In addition there is huge potential to extend the ground floor as neighboring homes have completed (subject to the usual planning consents). Upstairs there are four good size bedrooms and a generous bathroom. Large rear garden which provides a DRIVEWAY and a DETACHED GARAGE. The WINDOWS HAVE BEEN UPGRADED as well as the BOILER. Rowans is a lovely family orientated community where most residents have resided for many years. Haldens shops are a stones throw from the street. There are a selection of renowned local primary & secondary schools, local shopping and a good bus route into the town. Welwyn North mainline station is a 15 min walk & Welwyn Garden City is just a few minutes drive away.



ROOM DESCRIPTIONS

WELCOME TO ROWANS

As you approach this charming property, a tranquil walkway invites you to the beautifully landscaped front garden, adorned with vibrant hedgerows and carefully chosen plantings. You'll find the serene green space is nestled among a lovely cluster of similar homes and bungalows, enhancing its appeal. Step into the welcoming porch, which seamlessly transitions into the entrance hall. The thoughtfully designed staircase is centrally located. Off the hall, leading you to a delightful living room that promises cozy evenings. Featuring a charming fireplace and a generous front-facing window, this space is perfect for relaxation and entertaining. A standout feature of this home is the elegant separate dining room, a spacious area ideal for hosting large family gatherings. With patio doors that open to the rear garden, this room beautifully connects indoor and outdoor living, inviting natural light and fresh air. The well-appointed kitchen boasts an abundance of storage options, complete with a range of units and a convenient larder cupboard. Additionally, a practical door leads to a covered side passage, enhancing accessibility. Completing the ground floor is a modern wet room with a W/C, providing an extra layer of convenience for you and your guests.

HEAD ON UP

The inviting landing gracefully connects to four generously sized bedrooms, each offering plenty of space for relaxation and personalisation. The principal bedroom and the second bedroom enjoy lovely views of the front elevation, while the third and fourth bedrooms provide serene perspectives of the rear garden. Conveniently located in the center of the landing, the family bathroom is easily accessible for all. An airing cupboard houses the recently installed Worcester Bosch boiler, ensuring efficient heating and hot water, while the loft access offers space for extra storage.

TOUR THE GROUNDS

The lovingly maintained garden is a true oasis, cherished by the family for its beauty and tranquility. Featuring a gated rear entrance, it provides convenient off-street parking alongside a detached garage, ensuring ample space for vehicles. Additionally, a brick-built storage shed is easily accessible from both the garden and the side passageway, which conveniently connects to the front of the property. Situated on an end corner plot, this home benefits from expansive open space and unobstructed views to the side and rear, creating a private retreat that enhances outdoor living.

WHAT THE FAMILY SAY

We have enjoyed many cherished memories from our childhoods to our more recent years as our parents enjoyed their retired years in the house. This has been the best family home for us, with five siblings, mum and dad, we have been fortunate to grow naturally in this amazing home. Mum and Dad loved their home and the neighbours are just fantastic. The conveniences of Haldens shops and local schooling are a real key feature. We hope the next family create even more memories here.

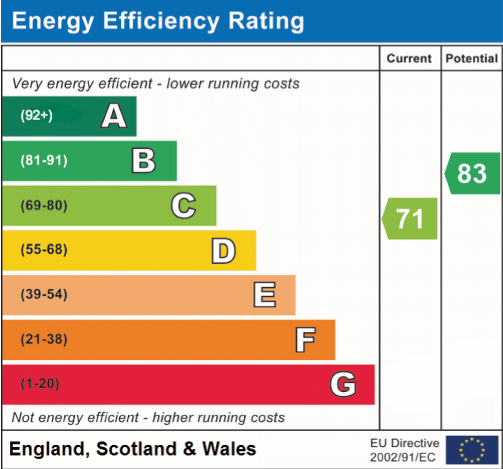
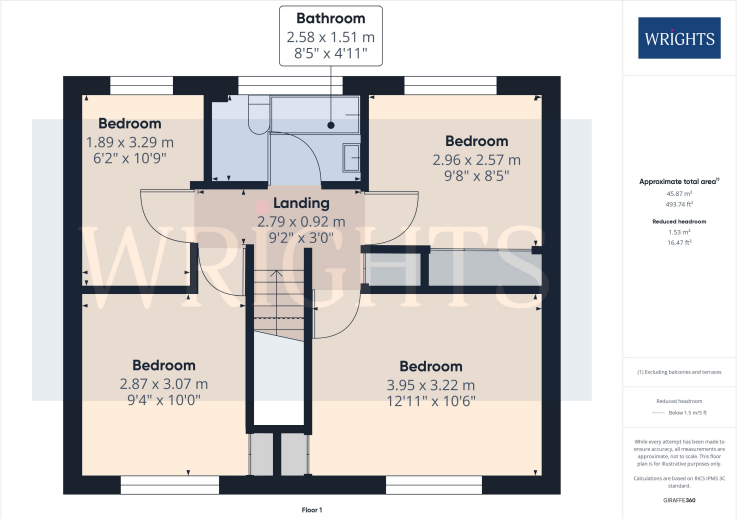
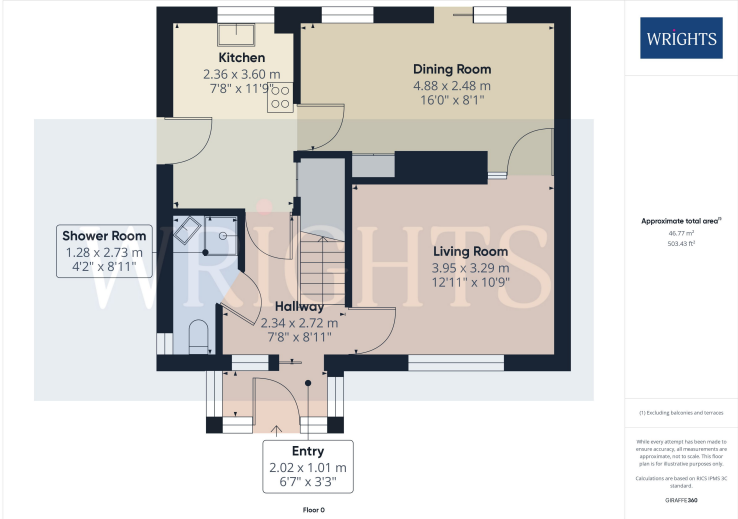
COUNCIL TAX BAND D

£2,184.15

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.





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