



16 Ploughmans End, Welwyn Garden City, Hertfordshire, AL7 2JG

- CHAIN FREE
- END OF A LEAFY CUL-DE-SAC
- POPULAR PANSHANGER RESIDENTIAL LOCATION
- PRIVATE PARKING
- PRIVATE GARDEN
- FRESHLY DECORATED
- FREEHOLD
- ZERO SERVICE CHARGE OR GROUND RENT
- CLOSE TO AMENITIES AND OPEN COUNTRYSIDE WALKS



PROPERTY DESCRIPTION

****CHAIN FREE**** Positioned at the end of a leafy CUL-DE-SAC at the heart of a popular Panshanger location, this **FREEHOLD ONE BEDROOM CLUSTER HOUSE** which has been freshly painted offers an ideal first time purchase or investment purchase. Tucked away at the end of the close, with a private front aspect, the property includes a **GARDEN** and **Allocated parking**. There are **ZERO SERVICE CHARGES AND ZERO GORUND RENT TO PAY**. Walking distance to Panshanger shops and open countryside walks. Close to bus stops serving regular buses into the town centre which is only 2 miles away with the Mainline station serving Kings Cross in 25 minutes. Easy commute being located just a stones throw from the A414 serving the A1M and A10. A potential investor could achieve in the region of £1,100pcm. A must view property to appreciate this rare opportunity.



ROOM DESCRIPTIONS

GROUND FLOOR

LIVING ROOM

A spacious room with bay window to the front elevation. Stairs leading to the first floor.

KITCHEN

A range of shaker style wall and base units. Fitted cooker, inset hob and extractor to remain as well as the under counter fridge. Window to the side for ventilation and light. Large under stairs cupboard.

FIRST FLOOR

LANDING

Loft access with pull down ladder.

BEDROOM

A large bedroom which features fitted wardrobes and storage solutions. Window to the front which overlooks the garden area.

BATHROOM

A white three piece suite, partly tiled walls, window for ventilation.

OUTSIDE

GARDEN

Block paved patio area to the front of the house. Lawn area which is screened via hedgerow. There is a bonus lockable shed to the side and a handy storage cupboard next to the front door.

PARKING ARRANGEMENTS

Private allocated parking bay in the residents car parking area. Additional visitors bay parking plus unrestricted street parking.

COUNCIL TAX BAND B

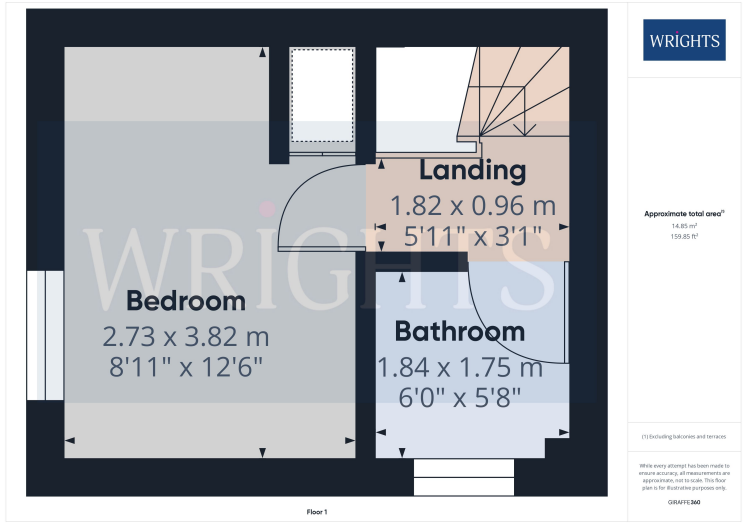
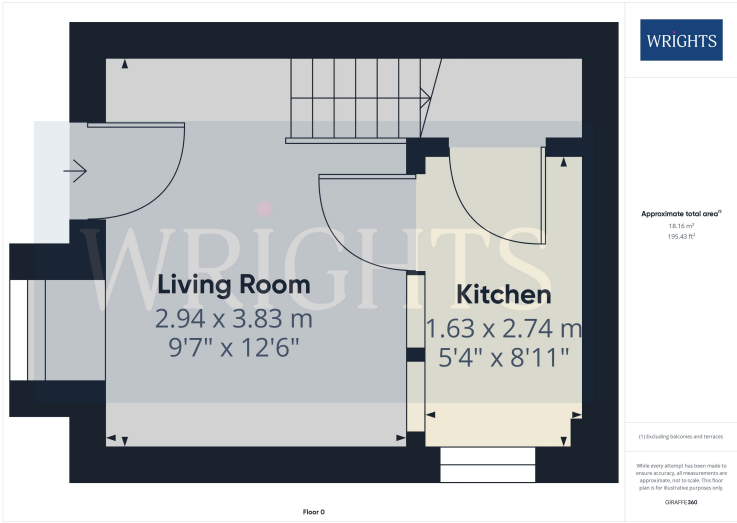
£1,698.78

ABOUT PANSHANGER

Panshanger, a grand country estate situated on the outskirts of Hertford and Welwyn Garden City, held a prestigious past as the former residence of Earl Cowper, who later ascended to the esteemed position of Lord Chancellor of Great Britain. Over the course of seven remarkable generations, the legacy of Panshanger eventually met a new chapter when the property transitioned hands and underwent a transformative sale and demolition process around 1953. Today, Panshanger Park finds itself under the ownership of Lafarge, preserving remnants of its storied history through the enduring structures of the orangery, nursery garden wall, and stables that still grace the landscape alongside various cottages and estate edifices, all meticulously recognized and safeguarded by the esteemed English Heritage. The evolution of the locale continued to unfold, witnessing the establishment of residential housing in the 1970s, while the tranquility of Moneyhole Park playing fields and the enchanting Panshanger woodlands beckon tranquil strolls mere steps away. Embracing its modern-day vibrancy, the vicinity thrives with a range of conveniences, including a quaint lineup of essential shops featuring a doctor's surgery, pharmacy, post office, hair salon, and beauty services. The community further boasts the presence of a Morrison's supermarket and petrol station, ensuring everyday needs are effortlessly met. Regular bus services facilitating transportation into town operate every half-hour from Monday to Saturday, enhancing accessibility and connectivity for residents and visitors alike within this evolving lifestyle hub.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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