



# 50 Lumbards, Welwyn Garden City, Hertfordshire, AL7 1PL

- CHAIN FREE
- FOUR BEDROOMS
- END TERRACE WITH POTENTIAL TO EXTEND (STPP)
- DRIVEWAY AND DEEP FRONTAGE
- LARGE REAR GARDEN
- TWO RECEPTION ROOMS
- QUIET RESIDENTIAL LOCATION
- WALKING DISTANCE TO HALDENS SHOPS
- CONVENIENT LOCATION AND AN EASY COMMUTE



## PROPERTY DESCRIPTION

---

**\*\*CHAIN FREE\*\*** A deceptively large, FOUR BEDROOM on a deep plot. Situated in a QUIET & peaceful residential area. Built in the 1950's, 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 w/c. 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 50ft GARDEN and DRIVEWAY for two cars. Lumbards is a lovely community where most residents have resided for many years. Haldens shops are a stones throw from Lumbards. There are a selection of good 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

---

### GROUND FLOOR

#### ENTRANCE HALL

A spacious and inviting entrance. The staircase leads to the first floor, there are storage facilities for coats and shoes as well as a handy w/c.

#### LIVING ROOM

Decorated in a grey theme, large window to the front elevation.

#### DINING ROOM

Perfect for large family gatherings. There is a set of patio doors plus a single door out to the rear garden. Built in storage cupboard.

#### KITCHEN

A superb range of walnut shaker style wall and base units. Fitted appliance to remain include, oven, inset hob, extractor and dishwasher. Pedestrian door out to the side passageway.

### FIRST FLOOR

#### LANDING

Loft hatch access and airing cupboard housing the Worcester Bosch Combi boiler.

#### BEDROOM ONE

A great retreat! Spacious accommodation with the added bonus of large fitted wardrobes with mirrored doors. Window to the front elevation.

#### BEDROOM TWO

Another spacious bedroom with fitted cupboard. Window to the front elevation.

#### BEDROOM THREE

A double bedroom with views to the rear garden.

#### BEDROOM FOUR

A great size single bedroom, also with views over the rear garden.

### FAMILY BATHROOM

A great size bathroom featuring a white suite with shower over bath, partly tiled walls and floor, for comfort there is a heated chrome towel rail and for ventilation there is a window to the rear aspect.

### OUTSIDE

#### REAR GARDEN

A large garden with a north easterly facing aspect. mostly laid to lawn, there is a paved area to enjoy alfresco dining. The side passageway is wider than average and there is an additional passageway between the two properties making the ground floor of the home detached. Large brick built storage shed providing a great workshop space!

#### FRONT GARDEN

Mostly laid to lawn, there is a hedgerow to the front and path leading to the street. Large block paved driveway providing comfortable off street parking. The street offers plenty of additional unrestricted parking.

#### COUNCIL TAX BAND D

£2,085.31

#### 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.



