



# 60 Salisbury Road, Welwyn Garden City, Hertfordshire, AL7 3SB

- CHAIN FREE
- SUPERBLY EXTENDED THREE DOUBLE BEDROOMS, TWO SHOWER ROOMS PLUS W/C
- GROUND FLOOR ANNEXE WITH EN-SUITE
- TWO LARGE RECEPTION ROOMS
- POTENTIAL TO EXTEND INTO THE LOFT (STPP)
- LARGE DRIVEWAY
- LOW MAINTENANCE GARDEN
- SHORT LEVEL WALK INTO THE TOWN CENTRE AND MAINLINE STATION
- CLOSE TO RENOWNED PRIMARY AND SECONDARY SCHOOLS





## PROPERTY DESCRIPTION

**\*\*CHAIN FREE\*\*** A SUPERBLY EXTENDED FAMILY HOME positioned in a popular residential location which enjoys leafy views. This is a wonderful opportunity to purchase a versatile home that has been carefully extended to create an ADDITIONAL RECEPTION ROOM, GROUND FLOOR SHOWER ROOM, AND BEDROOM. A separate kitchen and the property offers TWO RECEPTION ROOMS with a WONDERFUL LIVING ROOM that features French doors leading out to the SOUTH EASTERLY FACING rear garden. Upstairs, there are TWO FURTHER DOUBLE BEDROOMS with plenty of scope for a loft bedroom and ensuite (subject to the usual planning consents). Outside, there is a LARGE DRIVEWAY providing comfortable off-street parking. Just 1.5 miles from the town centre and mainline station serving Kings Cross and Moorgate in under 30 minutes. Easy commute with major road links such as the A414 and A1M close by. Walking distance to a choice of primary schooling. A MUST-SEE PROPERTY to appreciate the flexibility of the home.

Energy rating C.





## ROOM DESCRIPTIONS

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### WELCOME TO SALISBURY ROAD

A charming blend of pretty red and yellow brick cottage-style family homes, originally constructed as part of the Garden City plan. This well-positioned property offers a generous plot and superb versatility throughout. The ground floor features a spacious kitchen, fitted with an extensive range of shaker-style units, overlooking the front garden. The first reception room is currently used as a dining room, perfect for hosting large family dinners, and flows seamlessly into the extension. This extension creates a fantastic space with a cozy living room, benefiting from a skylight and French doors that open out to the south-easterly facing garden. Continuing with the home's versatility, there is a ground floor bedroom, ideal for multi-generational families. This bedroom overlooks the tranquil garden and includes fitted wardrobes. The stylish en-suite shower room is conveniently located off this bedroom. Additionally, there is a further shower room accessible from the main entrance hall, providing added convenience.

### HEAD ON UP

The first floor comprises the principal bedroom, which benefits from a dual aspect, flooding the room with natural light. Neighboring properties have extended the hallway and added a staircase that leads to a potential loft room with an en-suite (subject to planning consents). The second bedroom is a generous double, featuring fitted wardrobes for added storage. This floor also includes a refurbished cloakroom w/c, decorated with stylish porcelain tiles and an LED mirror, completing the modern and functional design.

### TOUR THE GROUNDS

The rear garden is a tranquil oasis with a south-easterly aspect, offering a peaceful retreat. The boundaries are fully enclosed, providing privacy, and there is convenient side access. The garden features a lawn area, stocked borders, and a shingle section perfect for relaxing in the sun, along with a garden shed for storage. The front garden includes a lawn area and a spacious driveway that provides off-street parking for multiple cars.

### NOTES

The EPC supplied is prior to the extension works being complete.

COUNCIL TAX BAND C

### 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.



