



WRIGHTS

# 21 Fallowfield, Welwyn Garden City, Hertfordshire, AL7 1EE

- DETACHED FAMILY HOME
- CUL- DE-SAC LOCATION
- GARAGE & DRIVEWAY
- TWO RECEPTION ROOMS PLUS STUDY
- DOUBLE STOREY EXTENDED WITH FURTHER POTENTIAL TO EXTEND (STPP)
- REPLACEMENT ROOF 2022
- NEW BOILER
- REPLACEMENT WINDOWS



## PROPERTY DESCRIPTION

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Quiet Cul-de-Sac Location! An exceptional opportunity to acquire this beautifully extended three-bedroom detached home, nestled in a peaceful cul-de-sac. This much-loved residence has been thoughtfully double-storey extended to enhance its spaciousness and functionality. The property boasts an oversized garage and a long driveway, offering ample parking. The interior has been improved with an extension that includes a versatile study, a large modern kitchen, and a generous principal bedroom. There are two welcoming reception rooms: a dedicated dining room and a spacious living area featuring a charming log burner, perfect for cozy evenings. Recent upgrades include a replacement roof in 2022, ensuring peace of mind. Ideally situated just around the corner from Haldens Shops, the home provides easy access to the town centre, Welwyn North mainline station, and Garden City. Excellent transport links connect you to the A1M and A414, making commuting straightforward. Within walking distance to renowned primary schools, this property offers both convenience and potential for further extension (subject to planning permission). An outstanding home that combines comfort, practicality, and future possibilities. Energy rating D.



## ROOM DESCRIPTIONS

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### ABOUT FALLOWFIELD

Spacious Entrance & Versatile Living Spaces  
A welcoming entrance hall with ample storage solutions provides easy access to the living room and dining area. A newly fitted front door adds to the curb appeal. The entrance also leads to a versatile room that can serve as a hobby room, study, or playroom, offering flexibility to suit your lifestyle. Upstairs, you'll find an upgraded, fully tiled family bathroom, and three generously sized bedrooms—each with plenty of storage. The spacious landing features additional storage cupboards and a large window that floods the space with natural light, creating a bright and airy atmosphere.

The property benefits from a large rear garden and front garden, perfect for outdoor activities and gardening. Recent updates include a replacement roof in 2022 and brand-new windows, ensuring modern comfort and durability.

### PARKING ARRANGEMENTS

Plenty of off-street parking is available on the driveway, which is designed in a tandem style, providing convenient and secure parking options. The property also features an exceptionally tall and larger-than-average garage, perfect for storage or additional hobbies. Recent upgrades include a new garage door and window, enhancing both functionality and curb appeal.

### COUNCIL TAX BAND D

£2 291.27

### ABOUT WELWYN GARDEN CITY

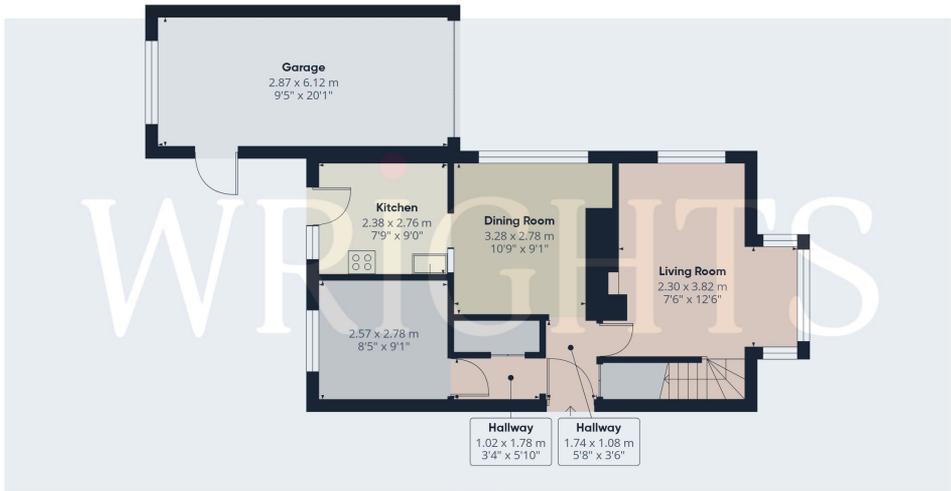
Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis 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.

### BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
 104.6 m<sup>2</sup>  
 1127 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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