



## 35, Lower Green

Tewin, Welwyn,  
Hertfordshire, AL6 0LA  
Guide Price £525,000

Viewing by appointment only

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**COUNTRY PROPERTIES**  
PART OF HUNTERS

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Award winning staggered terrace house overlooking the pretty Tewin village green conservation area. This small terraced development was designed in 1967 by architect Colin Huntley, a member of the DANAD art collective who occupied Marden Hill, a Georgian manor close to the village. Winning awards from the Civic Trust and the Department of the Environment for their integration of modernist design into the rural environment, these houses are also noted in Pevsner's 'The Buildings of England' series, which makes mention of their dramatic projecting entrance halls.

- Award winning design
- Gas central heating
- Kitchen extension
- Pretty secluded rear garden
- Garage en bloc plus communal parking
- Re fitted bathroom.
- Cloakroom
- Adjacent to pretty village green



The property includes a single garage. In addition there is communal parking.





The Village services include a nursery and a popular JMI school, a community owned shop, two pubs, a bowling green, a large village hall hosting activities including badminton, exercise classes and a monthly film, tennis courts with an active tennis club, cricket pitch with clubhouse. Beautiful countryside along the chalk-stream Mimram valley with plenty of footpaths and trails for walking, running and biking, and pretty bluebell woods. The village is in the catchment area for Presdales and Richard Hale School, the former girls and boys grammar schools in Hertford.

The village has Excellent communication links – 3 miles from junction 6 of the A1M, 6 minute traffic-free drive to Welwyn North Station on the West Coast Main Line with fast service to Kings Cross Station (21 minutes), also close to Hertford East Station with direct service to Liverpool Street Station for the City of London.

It is 4 miles to Welwyn Garden City town centre, which is served by a large John Lewis department store, and Waitrose, Sainsburys and Morrisons supermarkets as well as an independent cinema in the Campus West entertainment complex. 5 miles away is the historic market town of Hertford and the city of St Albans is also nearby.

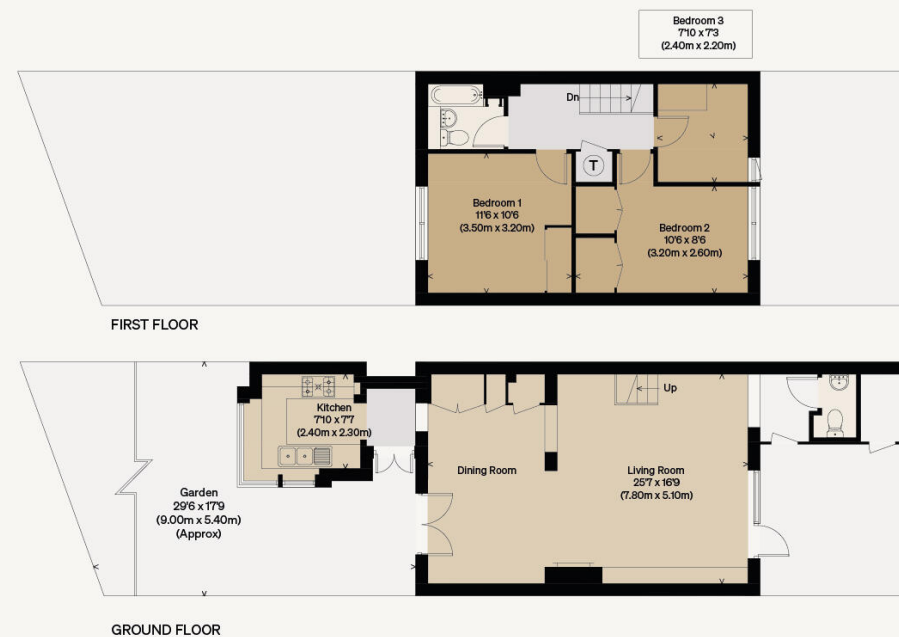
# Floor Plans

THE MODERN HOUSE

Lower Green II  
TEWIN, HERTFORDSHIRE

Approximate Floor Area = 90 sq m / 969 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale



## Ground Floor

### Reception lobby

Large glazed entrance door to reception lobby, door to cloakroom and living area.

### Cloakroom

White suite with wc, wash hand basin, towel rail, high level window.

### Living room/dining room

25' 7" x 16' 9" (7.80m x 5.11m)  
Wood floor, wall mounted gas fire, door to front, bi folding doors to

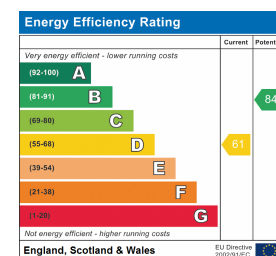
rear, low level shelving, downlighters, storage cupboard with plumbing for washing machine, cupboard housing Johnson and starley gas fired warm air central heating system.

### Kitchen

7' 10" x 7' 7" (2.39m x 2.31m)  
Range of fitted base and eye level cupboards, complimented by composite work surfaces, with inset sink unit, integrated gas hob with extractor above, and oven below, integrated dishwasher



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







fridge/freezer, wine storage, tiled floor, recess between living room and kitchen with glass shelving and lighting, doors to garden, under floor heating.

**first floor**

**Landing**

Hatch to loft, airing cupboard with lagged copper cylinder and immersion heater.

**Bedroom One**

11' 6" x 10' 6" (3.51m x 3.20m)

Range of fitted wardrobes with storage and mirrored doors, window to rear.

**Bedroom Two**

10' 6" x 8' 6" (3.20m x 2.59m)  
Window to front, built in cupboards and wardrobe space.

**Bedroom Three**

8' 0" x 8' 0" (2.44m x 2.44m)  
Window to front.

**Bathroom**

Re fitted white suite with bath,

plus integrated shower, with recently re fitted pump, wash hand basin, wc, tiled walls, velux window, cupboard with storage.

**Outside**

**Front of house**

To the front of the property is a paved courtyard with access to integrated shed/store.

**Rear garden**

Pretty and secluded rear garden with gravel area, paved terrace, flower beds and shrubs, close

interwoven fencing, outside tap and electric points

**Garage**

There is a single garage enbloc and additional parking [not allocated]

**Agents notes**

Apart from the kitchen and lobby, the property is served via warm air ducts that are located within the property.