

REDUCED

Offers Over £380,000 Freehold



WRIGHTS

461 Howlands, Welwyn Garden City, Hertfordshire, AL7 4HP

- LARGE SOUTH FACING GARDEN
- HUGE POTENTIAL TO EXTEND (STPP)
- DRIVEWAY
- CLOSE TO MAJOR ROAD LINKS
- WALKING DISTANCE TO A SELECTION OF PRIMARY SCHOOLS
- FRESHLY PAINTED
- COMPLETE ONWARD CHAIN

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

****COMPLETE ONWARD CHAIN**** This charming 1950s traditional Garden City family home is brimming with potential, offering a blank canvas for you to create your dream living space. Enjoy a delightful south-facing garden and a convenient driveway. The property has been freshly decorated and well maintained. The home features three bedrooms and a family bathroom, with a spacious living room and kitchen downstairs. There is also a storage area that presents the opportunity to combine two rooms into one expansive kitchen diner. Many neighboring homes have successfully extended to the rear, allowing for this same concept (subject to the usual planning consents). The roof has been upgraded during the vendors ownership. Located on Howlands, this home provides easy access to the A414, connecting you to the A1M and A10. Renowned primary schools are just a short walk away, and the town center, with its mainline station offering a swift commute to Kings Cross in under half an hour, is also a short drive away. Energy rating: C. The homeowner has found their onward purchase for peace of mind.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE LOBBY

Stairs to first floor.

LIVING ROOM

Window to front elevation.

KITCHEN

A range of wall and base units, window to the garden and pedestrian door. The store room is adjacent and accessed from the garden, neighboring homes have removed the wall to create a large kitchen/ diner.

FIRST FLOOR

LANDING

Loft access & airing cupboard with shelving.

BEDROOM ONE

Window to the rear south facing elevation. There is a large alcove which is ideal for fitted wardrobes.

BEDROOM TWO

Window to front elevation.

BEDROOM THREE

Window to front elevation. Storage above the staircase alcove.

BATHROOM

Three piece suite, window to the rear elevation.

OUTSIDE

REAR GARDEN

Mostly laid to lawn, well established shrubs, enclosed boundaries, greenhouse. Covered access through to the front (shared with neighbor).

DRIVEWAY

Providing off street parking.

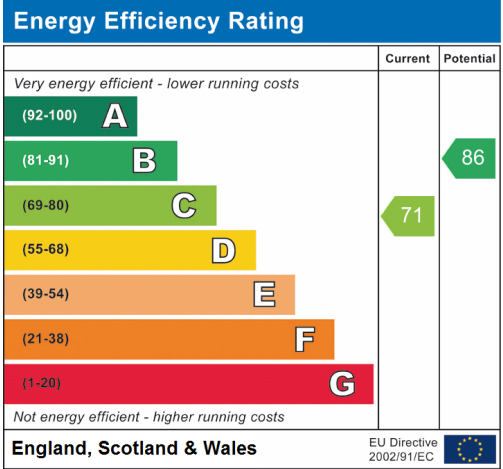
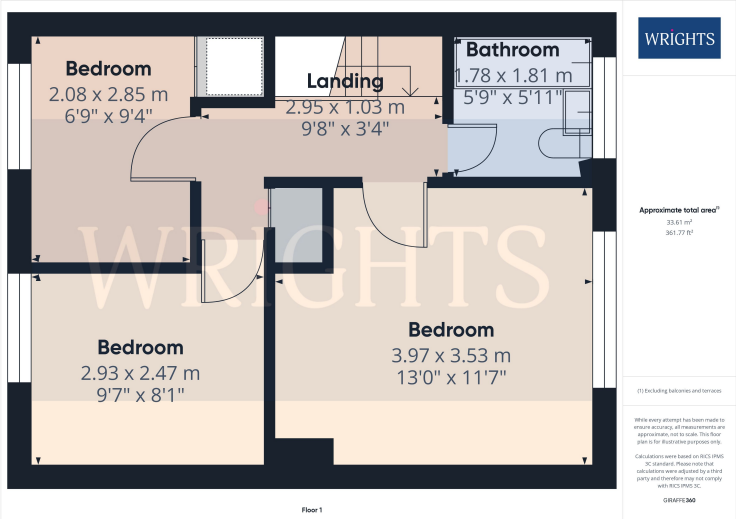
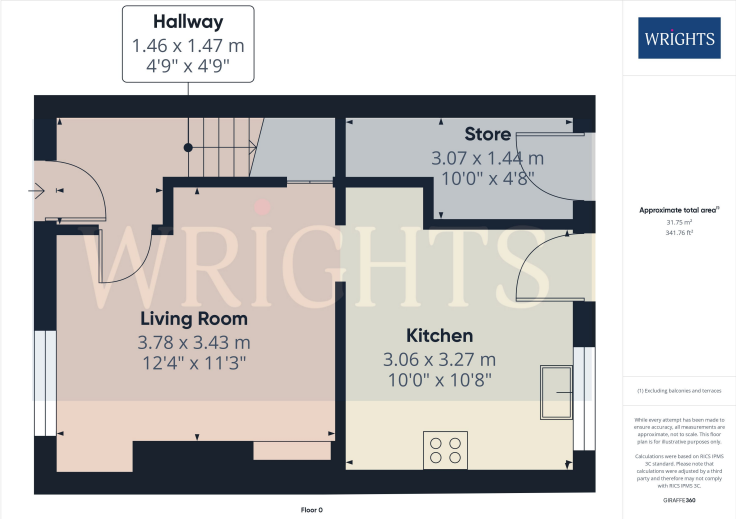
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ABOUT WELWYN GARDEN CITY

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 favorites including John Lewis, there is also a Waitrose and a Sainsburys on the outskirts of the town. 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, Megans is a great place to meet friends.



FLOORPLAN & EPC



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