



14 Lytton Gardens, Welwyn Garden City, Hertfordshire AL8 6EG

Guide Price £725,000 - Freehold

Property Summary

CHAIN FREEDETACHED WEST SIDE AL8 RESIDENCE JUST A HOP, SKIP AND A JUMP FROM THE TOWN CENTRE AND MAINLINE STATION** A wonderful opportunity to purchase this early GARDEN CITY 1930's DETACHED, CORNER PLOT residence in this quiet CUL-DE-SAC packed with charm and character. Such a delightful home which has been carefully EXTENDED TO TWO STOREYS. Packed with so many bonus features which include; THREE RECEPTION ROOMS, A GARAGE AND DRIVEWAY, UTILITY ROOM, THREE DOUBLE BEDROOMS PLUS TWO BATHROOMS. The most delightful sunny and landscaped garden and there is also a beautiful green in the cul-de-sac. A short & level stroll down Longcroft Lane will find you at the heart of the bustling town centre with all the amenities one could wish for. There are weekend food markets and entertainment to enjoy such as Cinema on the green! The station is found in the centre Serving Kings Cross and Moorgate. WALKING DISTANCE TO APPLECROFT PRIMARY AND STANBOROUGH SECONDARY SCHOOLS. A must view property to appreciate the homes delightful features and charm.

Features

- DETACHED WEST SIDE RESIDENCE AT THE HEART OF THE TOWN CENTRE
• DOUBLE STOREY EXTENDED WITH THREE RECEPTION ROOMS
• THREE DOUBLE BEDROOMS AND TWO BATHROOMS TO THE 1ST FLOOR
• WRAP AROUND CORNER PLOT GARDEN
• DRIVEWAY AND GARAGE
• 1930'S GARDEN CITY RED BRICK CONSTRUCTION OOZING WITH CHARACTER
• A HOP SKIP AND JUMP FROM THE MAINLINE STATION
• OOZING WITH POTENTIAL FOR FURTHER CREATIONS
• THREE RECEPTION ROOMS AND A LARGE UTILITY ROOM

Room Descriptions

WELCOME TO LYTTON GARDENS

Take a short and level walk from the town centre and approach the property which sits proudly at the start of this delightful and exclusive cul-de-sac. Welcome through the front door and into a residence of charm and character. The entrance hall is inviting and features, original timber doors and joinery, in keeping with the Garden City theme. Off the hall is the main living room with a large bay window which overlooks the beautiful grounds.

There is an additional reception room which could be used as a play room or home office, this room features French Doors which lead out to the rear garden. The dining room is located in the centre of the house and is a perfect size for family gatherings. Off this space is the superbly sized utility room which features doors to the front and rear gardens, the boiler is also housed in here. The kitchen is to the rear and offers a fantastic range of shaker style units. The white goods such as the Range cooker, dishwasher and fridge/freezer will remain. For added convenience, there is a w/c off the hall.

HEAD ON UP

The landing is bright and airy and features an airing cupboard and loft access. All three bedrooms are doubles with the principal bedroom featuring a large en-suite bathroom. In addition there is a large family bathroom which includes a four piece suite.

TOUR THE GROUNDS

The wrap around gardens are on three sides and are enclosed via mature hedgerow. A pretty front facade featuring the double fronted cottage aspect. The mature shrubs and planting flow neatly round to the side and rear elevations, mostly laid to lawn. There is a large timber garage to the rear of the garden which has power and light. There is a private driveway providing off street parking in front of the garage. Additional residents permit parking is available subject to permit application.

COUNCIL TAX BAND F

ABOUT THE WEST SIDE

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	