



# 61 Daniells, Welwyn Garden City, Hertfordshire, AL7 1QY

- END OF TERRACE
- PLENTY OF OFF STREET PARKING
- BIGGER THAN AVERAGE GARDEN
- STOREROOM
- FEATURED WOODEN BEAMS
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- EXTENDED LOUNGE TO SIDE WITH EXTRA WINDOW
- EXTENDED SECOND BEDROOM WITH EXTRA WINDOW.
- IN EXCESS OF 1000 SQ/FT



## PROPERTY DESCRIPTION

**\*CHAIN FREE\*** A lovely well maintained **\*\*END OF TERRACE HOUSE WITH THREE DOUBLE BEDROOMS MEASURING IN EXCESS OF 1000 SQ/FT (94 SQ/M)\*\***. There is a sense of space around the property due to the off road parking and green to the side. **\*DOWNSTAIRS CLOAKROOM W/C\*** Accommodation offers an entrance hall which leads through into a spacious open plan kitchen and dining area. Lovely lounge with an extra window aspect which provides extra space to the side. The first floor offers three larger than average bedrooms and a family bathroom. Very high ceilings and plenty of storage. Only a stones throw to the Panshanger parade of shops and Morrisons. Less than a few yards to the Ridgeway Academy Secondary School and Panshanger Primary school. A much loved family home. A sunny rear garden with gated access to the side. A must to view to appreciate what this property has to offer. Energy rating E.



## ROOM DESCRIPTIONS

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### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE LOBBY

Side entrance leads to W/C and living area.

##### CLOAKROOM W/C

A handy facility, low level w/c sink.

##### OPEN PLAN KITCHEN DINER

Open plan kitchen diner with a breakfast nook and dining area. Large double glazed window aspect to front elevation. Belling undercounter oven and gas Hob. Plumbing for a washing machine and fridge freezer.

##### LIVING ROOM

Very spacious living room opens out onto a paved area and rear garden. Stairs up to the first floor.

#### FIRST FLOOR

##### LANDING

very spacious landing leading to the three bedrooms and bathroom. Similar homes have incorporated a mezzanine flooring to the gallery landing to add a study/play area.

##### BEDROOM ONE

Large double glazed windows with built in cupboards.

##### BEDROOM TWO

Large double glazed windows . Bigger than average second bedroom with an extra window facing the front of the property.

##### BEDROOM THREE

Double glazed windows with a small built in cupboard.

##### FAMILY BATHROOM

Three piece bathroom suite with shower over. Part tiled walls. Vaulted ceiling with window to front.

#### OUTSIDE

##### STOREROOM OFF THE PATIO

Storeroom provides extra storage facilities. Some homes in the area have incorporated this room into the main living area and made into a study.

#### REAR GARDEN

South facing bigger than average garden with gated side access. Storeroom leads off the paved area.

#### FRONT GARDEN

Front garden looks over onto the road and green to the side. Foot path leads to the front side access. Street parking is unrestricted.

#### PARKING

On street parking and off street parking. There is parking in the cul-de-sac which is near the gated side access.

#### COUNCIL TAX BAND C

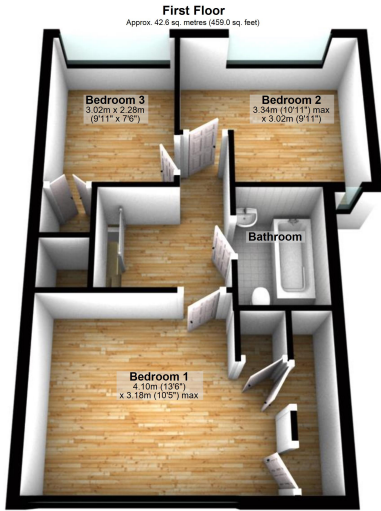
£1,941.47

#### ABOUT PANSHANGER

Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies. Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.



# FLOORPLAN & EPC



Total area: approx. 94.0 sq. metres (1012.1 sq. feet)

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>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(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	

Welwyn Garden City  
36, Stonehills, Welwyn Garden City, AL8 6PD  
01707 332211  
wgc@wrightsof.com