



# Dawley, Welwyn Garden City, Hertfordshire, AL7 1DX

- TWO DOUBLE BEDROOM DETACHED HOME
- CHAIN FREE
- UPGRADED ROOF
- DETACHED GARAGE AND REAR VEHICULAR ACCESS
- LARGE GARDEN
- VERY WELL PRESENTED AND FEATURING TWO BATHROOMS
- REPLACEMENT KITCHEN
- CUL-DE-SAC



## PROPERTY DESCRIPTION

**\*\*CHAIN FREE\*\*** A rare opportunity to purchase this TWO DOUBLE BEDROOM, TWO BATHROOM DETACHED HOUSE at the heart of a QUIET CUL-DE-SAC. Potential for a driveway and extension to the rear as neighboring properties have done so (subject to the usual consents). This property has a large well maintained garden with side access and a DETACHED TIMBER GARAGE WITH REAR ACCESS. Downstairs there is a generous hall way which leads to the SHOWER ROOM W/C . Large separate living area with a fireplace plus BAY WINDOW. Separate kitchen which has doors which lead out to the rear garden. Upstairs features two larger than average bedrooms with dual aspect windows in the principal bedroom. There is also a bathroom. The property is around the corner from Haldens Shops and is an easy commute to the town centre and the mainline station. Close to major road links serving the A1M and A414. Walking distance to renowned primary schools. A unique home and definitely a must to see to appreciate the noteworthy features.





## ROOM DESCRIPTIONS

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### ENTER THE HOME

Step into the entrance hall and you will find a large storage cupboard for shoes and coats. Off the hall is the refurbished shower room. The kitchen is to the rear of the property and has been upgraded with white gloss units and is fully integrated. This room overlooks the delightful rear garden with French Door access. The spacious living room is to the front and features a dual aspect with a bay to the front garden elevation.

### HEAD ON UP

The landing features a window to the side elevation. The hall leads neatly to the principal bedroom. This room is larger than average and features a dual aspect and large cupboard. Bedroom features a rear facing aspect and is a good size double. Both bedrooms feature vaulted ceilings. The family bathroom is on this floor which has also been refurbished.

### TOUR THE GROUNDS

The property features far more than the eye can see. Firstly the large rear garden, enclosed with mature hedgerow which could be reduced for further enhancement. There is a large timber detached garage which features access from the fully made up service yard. Rear parking to the garden could potentially be achieved (subject to planning). There are two side accesses which lead out to the front. The front offers a garden which could lend itself for a driveway (subject to planning).

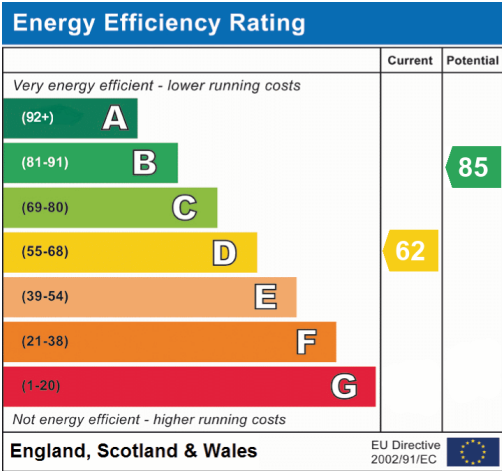
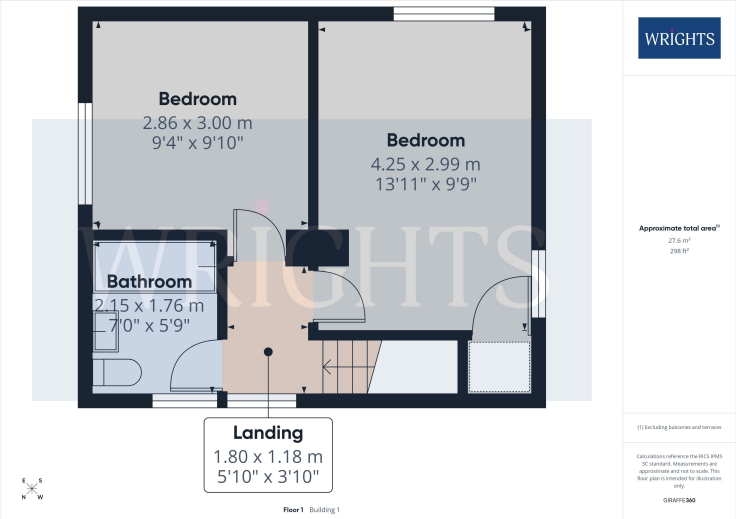
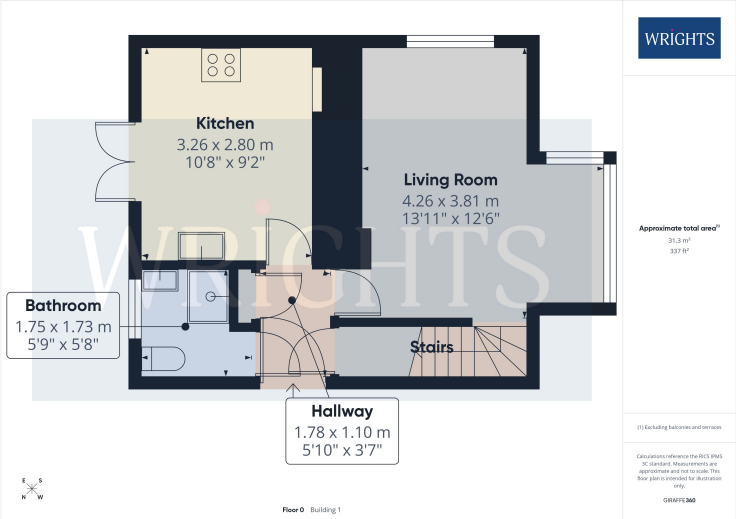
### ABOUT WELWYN GARDEN CITY

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.



FLOORPLAN & EPC

WRIGHTS



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