



# 17 Heronswood Road, Welwyn Garden City, Hertfordshire, AL7 3NX

- THREE BEDROOM DOUBLE FRONTED FAMILY HOME
- A SHORT LEVEL WALK INTO THE TOWN CENTRE AND MAINLINE STATION
- DEEP FRONTAGE AND LARGE DRIVEWAY
- LARGE REAR GARDEN
- WELL MAINTAINED, WITH POTENTIAL TO EXTEND (STPP)
- CHAIN FREE



## PROPERTY DESCRIPTION

---

**\*\*CHAIN FREE\*\*** A well presented double fronted Three-Bedroom mid terrace family home with LARGE DRIVEWAY set back from the road. Located within a short walk from the town centre and mainline station. This property offers spacious living and excellent potential for further extension to the rear as similar homes have achieved (subject to the usual planning consents). The ground floor features a generous living room with dual aspect views creating a bright and open living space ideal for families or entertaining. The separate kitchen/ diner is spacious and provides ample room for customisation to suit your needs. Upstairs, the property comprises well-proportioned bedrooms and a large bathroom. Externally, the property boasts a private driveway, a rear garden with side access and plenty of scope to create an attractive outdoor retreat. Offered with no onward chain, this home presents a fantastic opportunity to put your own stamp on a well-located property with great potential.



## ROOM DESCRIPTIONS

---

### WELCOME TO HERONSWOOD ROAD

Stepping into the property, you are greeted by a central hallway which provides access to all ground floor rooms. The staircase is also central to the house. Flowing into the generous kitchen/ dining room which offers a dual aspect to the front and rear gardens, this room also benefits from rear access. The spacious living room offers a great space for relaxing or entertaining, with the added bonus of a dual aspect allowing the natural light to flood through the home. There is potential to incorporate French Doors to the rear garden.

### HEAD ON UP

The spacious landing features a rear garden aspect, loft access and airing cupboard. All three bedrooms are a great size with the principal bedroom featuring a large alcove which is ideal for a dressing area.

### TOUR THE GROUNDS

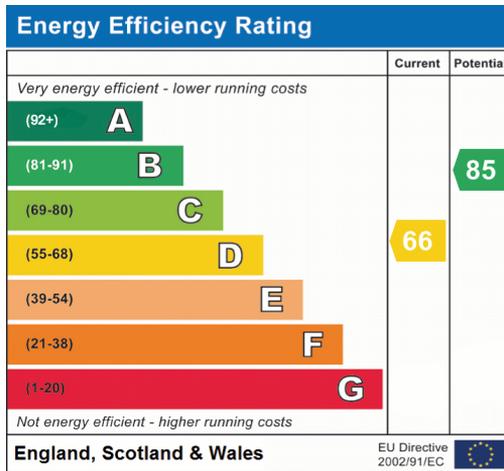
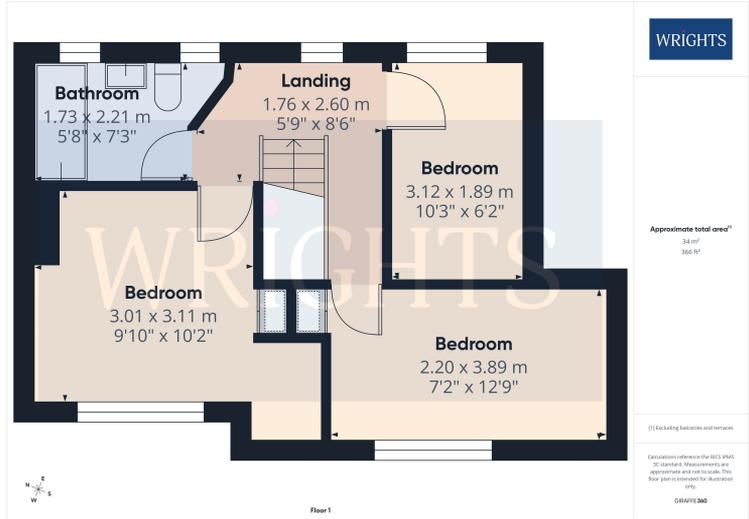
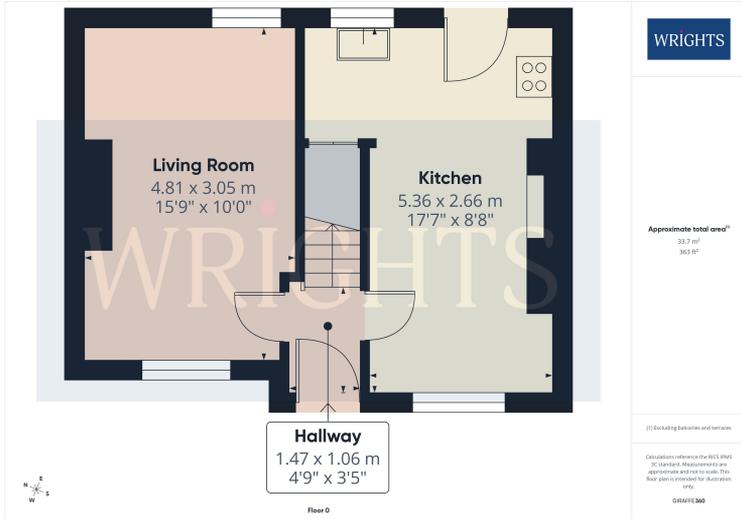
The rear garden has been designed with easy maintenance in mind. Mostly laid to lawn and there is a patio, ideal for gatherings. There are timber storage sheds for convenience. The side access is a real bonus, this leads out to the front where you will find a small lawn area and a large block paved driveway which can easily park four cars meaning that you will always have somewhere to park.

### 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



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