



# Poppyfields, Welwyn Garden City, Hertfordshire, AL7 2HJ

- CHAIN FREE
- GROUND FLOOR MAISONETTE WITH PRIVATE FRONT DOOR AND GARDEN
- OPEN PLAN LIVING AREA WITH SCOPE TO RECREATE VERSATILE FLOORPLANS
- PRIVATE PARKING BAY
- QUIET LEAFY CUL-DE-SAC IN PANSHANGER
- ZERO SERVICE CHARGE AND ZERO GROUND RENT SHARE OF FREEHOLD
- CLOSE TO MONEYHOLE PLAYING FIELDS AND PANSHANGER SHOPS
- PRIVATE SOUTH EASTERLY FACING GARDEN WITH GATED ACCESS





## PROPERTY DESCRIPTION

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**\*\*GROUND FLOOR MAISONETTE WITH PRIVATE ENTRANCE AND GARDEN\*\***SHARE OF FREEHOLD WITH EXTENDED LEASE, NO SERVICE CHARGE OR GROUND RENT! **\*\*CHAIN FREE\*\*** A rare opportunity to buy in this quiet and leafy CUL-DE-SAC set in a popular residential location. Offering masses of scope and potential this would be perfect for a first home or investment. Open plan lounge and dining space, is easily large enough for sofas and dining table. The bright and airy bedroom overlooking the delightful PRIVATE GARDEN. The property also benefits from a PRIVATE PARKING BAY. Positioned a short walk to the local Panshanger parade of shops and beautiful open countryside walks. The A1M, A414 and A10 are all within a short drive and Welwyn Garden Centre with the Mainline station serving Kings Cross in under 30 minutes is a short drive away. The historic town of Hertford is only 4.5 miles away. A potential investor could achieve on the region of £1250 pcm.



## ROOM DESCRIPTIONS

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### KITCHEN AND LIVING AREA

A spacious area which is split into two sections, firstly the living room which has views to the front garden and a bonus aspect to the side which brings great light to the dining area which is adjacent to the kitchen. Some home owners have opened the kitchen into this space for the modern open plan lifestyle. There is a large cupboard off the dining area. This kitchen includes a window to the side elevation. The living area extends to a porch leading out to the front.

### INNER LOBBY

Utility cupboard which has space and plumbing for a washing machine and tumble dryer.

### BEDROOM

Wardrobes with mirrored sliding doors. Patio doors leading out to the south easterly facing private garden.

### BATHROOM

Airing cupboard housing the boiler and window to the rear elevation.

### OUTSIDE AND PARKING ARRANGEMENTS

A private south easterly facing garden which is enclosed. There is a gated side access for convenience. The front garden is low maintenance and set behind a hedgerow. Allocated parking bay to the private car park area and Poppyfields offers unrestricted street parking.

### MATERIAL INFORMATION

The lease is currently being extended to 999 years from 1982. The property is being sold with a "Share of Freehold" with the first floor maisonette. Zero Ground rent and Zero service charge.

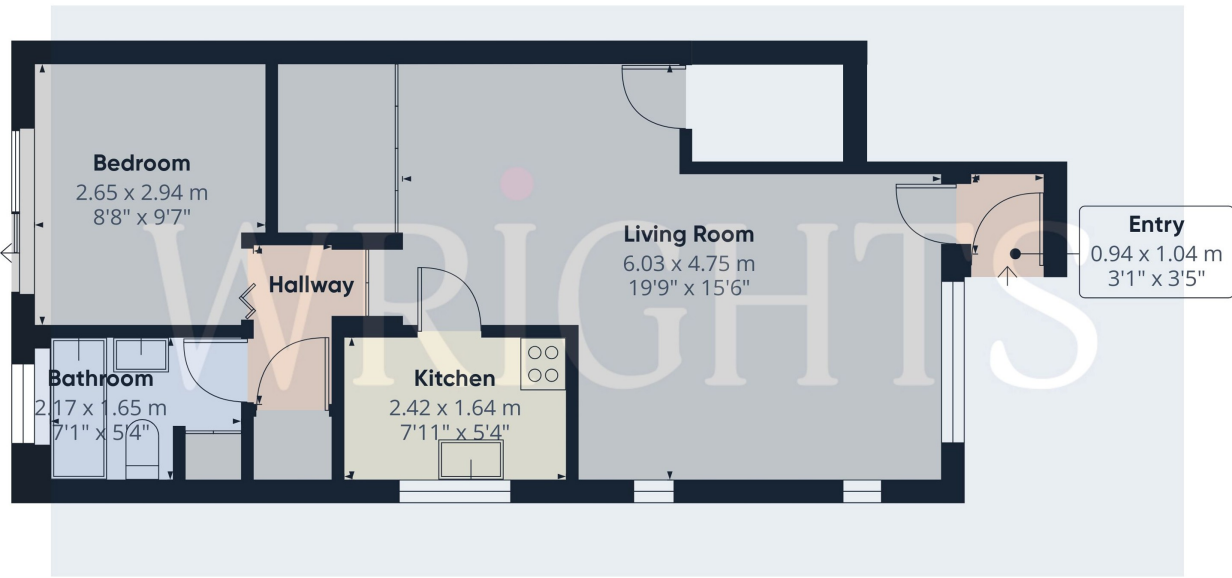
Council Tax Band B.

### ABOUT PANSHANGER

Panshanger, a grand country estate situated on the outskirts of Hertford and Welwyn Garden City, held a prestigious past as the former residence of Earl Cowper, who later ascended to the esteemed position of Lord Chancellor of Great Britain. Over the course of seven remarkable generations, the legacy of Panshanger eventually met a new chapter when the property transitioned hands and underwent a transformative sale and demolition process around 1953. Today, Panshanger Park finds itself under the ownership of Lafarge, preserving remnants of its storied history through the enduring structures of the orangery, nursery garden wall, and stables that still grace the landscape alongside various cottages and estate edifices, all meticulously recognized and safeguarded by the esteemed English Heritage. The evolution of the locale continued to unfold, witnessing the establishment of residential housing in the 1970's, 1990's and up to recent years.



# FLOORPLAN & EPC



**Approximate total area<sup>m</sup>**  
43 m<sup>2</sup>  
464 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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