



38 Pentley Park, Welwyn Garden City, Hertfordshire AL8 7SB

£775,000 - Leasehold

Property Summary

CHAIN FREE FAMILY RESIDENCE AT THE HEART OF A HIGHLY REGARDED WEST SIDE STREET. Wrights are delighted to present this traditional Welwyn Garden City residence, ideally located in the highly regarded and sought-after Templewood area. Having been heavily extended from its original 1960 footprint, this charming home has been cherished by the same owner for over 3 decades, reflecting a rich history and warmth. Occupying a generous wide plot, the property offers a picturesque and serene setting, with expansive accommodation exceeding 1,500 sq/ft. This delightful home is packed with period features that are seamlessly woven throughout, enhancing its character and appeal. Ample off-street parking is available, complemented by the added convenience of a large garage. The location grants easy access to the enchanting Sherrardspark Woods, which boasts 74 hectares of woodland waiting to be explored. Additionally, it's just a short, level walk to the town centre and mainline station, providing direct services to Kings Cross and Moorgate in under 30 minutes. Families will appreciate the exceptional schooling options in the area, including the renowned Templewood Primary and Monks Walk Senior School. This property is a must-see to fully appreciate its unique charm and potential.

Features

- CHAIN FREE WEST SIDE FAMILY RESIDENCE
- SUPERBLY EXTENDED LINK DETACHED HOME
- GARAGE AND LARGE DRIVEWAY
- IDEALLY POSITIONED FOR THE RENOWNED TEMPLEWOOD PRIMARY SCHOOL
- POTENTIAL FOR FIRST FLOOR EXTENSION (STPP)
- LANDSCAPED GARDEN
- WOODLAND SETTING AND A LEAFY APPROACH
- ADDITIONAL BONUS ROOMS WITH A VERSATILE LAYOUT



Room Descriptions

WELCOME TO PENTLEY PARK

Take a leisurely stroll from the town center along the picturesque Digswell Road, known for its prime residential hotspots. Pentley Park is a charming, tree-lined street that beautifully blends 1930s and 1960s architectural styles, featuring exclusive family homes. As you arrive, park on the private driveway, spacious enough to accommodate three cars and enjoy the pretty home. Step through the composite front door, and you'll be greeted by a host of delightful features. The entrance hall is warm and inviting, adorned with a traditional porthole-style window that enhances the front elevation. To the front, a generous dining room awaits, perfect for family gatherings and features a stunning fireplace. Just off the hall, you'll find a convenient W/C, ensuring easy access for guests. The kitchen, situated in the heart of the home, offers a functional layout with a side passageway that leads to the utility room and garden beyond.

IN ADDITION

The open-plan living room is notably spacious, flowing seamlessly from the kitchen area. With some thoughtful restructuring, the kitchen and living space could be transformed into a grand entertaining area, perfect for hosting family and friends, creating lasting memories in a comfortable setting. A valuable bonus room is located off the side lobby, providing versatile space suitable for various uses, such as a craft room, home office, guest bedroom, or playroom. For added convenience, a practical shower room is adjacent. The garage has been partially converted into a functional storage area, complete with a roller shutter door, offering both accessibility and security for your belongings.

HEAD ON UP

The bright landing serves as a central hub, granting access to all the rooms and facilities of the home. It features a convenient airing cupboard and access to the loft, maximising storage options. The principal bedroom, boasting a rear aspect, comes with fitted wardrobes, providing ample storage space. The second and third bedrooms offer lovely front-facing views and are also equipped with fitted cupboards, enhancing their practicality. Additionally, this floor includes a well-appointed family bathroom. Notably, neighboring homes have successfully created a fourth bedroom above the garage, accessible from the landing (subject to planning permission), presenting an exciting opportunity for future expansion.

TOUR THE GROUNDS

The garden is truly the pride and joy of the home, exquisitely landscaped and thoughtfully planted. As you step outside, you'll find a patio at the immediate rear, ideal for al fresco dining and relaxation. The stunning brickwork walls and trellis area adorned with climbing plants create a picturesque backdrop. In the center of the garden lies a lush lawn, providing a perfect space for outdoor activities. At the rear, a spacious timber cabin equipped with power offers endless possibilities for use as a home office, studio, or retreat. Additionally, the garden features a greenhouse area and a potting shed, catering to gardening enthusiasts. Convenient rear access enhances functionality, making this garden a serene and versatile outdoor escape.

ADDITIONAL INFORMATION

999 Year Garden City Lease from 1960 with an annual peppercorn ground rent of £24. Traditional Garden City homes, may be leasehold, typically with lease terms set at an impressive 999 years from the time of construction. Ground rents and service charges are generally minimal, and obtaining a mortgage on these leases poses no challenges, provided the lease term is clearly outlined. For those interested, the freehold can often be purchased directly from Welwyn Hatfield Council at a minimal cost. For more detailed information on purchasing the freehold, we recommend visiting Welwyn Hatfield Council's website.

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.

