



WRIGHTS

1 Stoneycroft, Welwyn Garden City, Hertfordshire, AL7 1QU

- CHAIN FREE
- END OF TERRACE
- SIDE ACCESS
- FREEHOLD
- GARAGE & DRIVEWAY
- GROUND FLOOR CLOAK ROOM W/C
- CLOSE BY TO LOCAL AMENITIES & SCHOOLS
- CUL-DE-SAC



PROPERTY DESCRIPTION

****CHAIN FREE**** A charming and well kept THREE BEDROOM END TERRACED family home. Constructed in 1967 and having been lovingly cared for by the same family since. Tucked away in a quiet and leafy CUL-DE-SAC overlooking a green. Boasting masses of of character with exposed beams and woodwork. A Handcrafted kitchen. The living room is very spacious with large glass sliding doors leading out onto the garden. Large windows throughout allowing natural light to flood the home. There is a lovely mature garden with the benefit of side access. This property offer plenty of bonus features which include a GROUND FLOOR CLOAKROOM W/C, a GARAGE with electric roller door, UPGRADED HEATING AND HOT WATER SYSTEM and masses of storage. Huge potential to extend to the rear and covert the garage into habitable space (subject to the usual planning consents). Stonecroft is a tranquil family orientated close of 14 homes and due to its enduring appeal, homes rarely come up for sale here. Number 1 benefits from arguably the best location on the close. A community feel and close to all amenities which include Morrisons and the Panshanger parade of shops. The highly sought after Panshanger Primary School is just over the road. Easy commute, the home is not too far from the town centre which could be reached in around a 20 minute walk. Major road links such as the A414 and A1M are easily accessible. Great potential to upgrade this house and blend the modern/ retro feel. A must to view to appreciate the potential. Energy Rating F.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Storm porch area, leading into the main lobby area which flows nicely into the main living room. The kitchen and w/c are off the lobby.

CLOAKROOM W/C

KITCHEN/DINER

A range of wall and base units, space for dining area. Large window to the front elevation.

LIVING ROOM

A bright and airy room, large in size with plenty of space for a three piece suite and furniture. Floor to ceiling patio doors leading out to the garden, additional window which also overlooks the garden. Staircase to first floor.

FIRST FLOOR

LANDING

Such a wonderful bright and airy space. A vaulted ceiling with windows at a high level. Mezzanine area which is currently being used as a library. Similar homes enlarge this space and add in an additional staircase to create a home office space or children's play den. There is a large airing cupboard also.

BEDROOM ONE

A large principal suite. This room features a large walk in eaves storage area which is above the garage. Alcove for dressing area, similar homes have created an en-suite in this space. Window to front elevation. Access up to the mezzanine area above the staircase.

BEDROOM TWO

Another large bedroom with plenty of space for a double bed and furniture. Window to rear elevation.

BEDROOM THREE

Window to rear elevation.

BATHROOM

Three piece bathroom suite with shower over. Part tiled walls, large window to side elevation. The ceiling is vaulted creating an airy feel.

OUTSIDE

REAR GARDEN

A well manicured, private garden encompassed with mature shrubed borders. A Lawn area and snaking garden path to the furthest point. Block paved patio, ideal for a summer BBQ. Being on the end plot, the garden is larger than the others in the street.

GARAGE

Remote fob activated roller door. A sizable space which has been used as a workshop and could easily store a small car. Wall mounted boiler. Potential to create an internal opening and have a pedestrian door into the entrance lobby. Potential to convert the garage into a habitable room (stpp).

PARKING ARRANGEMENTS

Driveway in front of the garage. Unrestricted street parking.

COUNCIL TAX BAND D

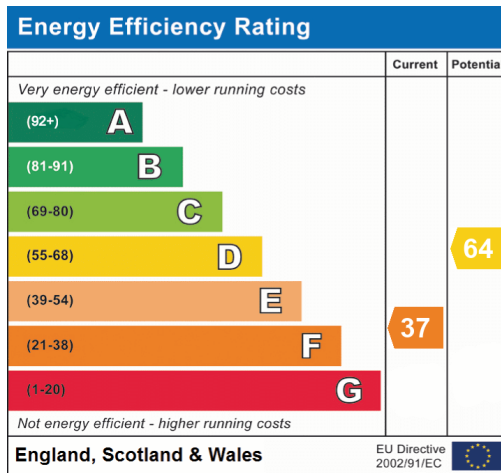
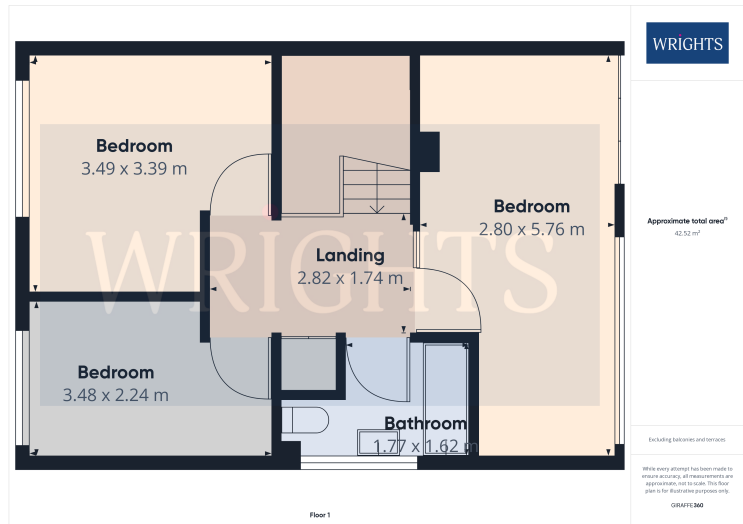
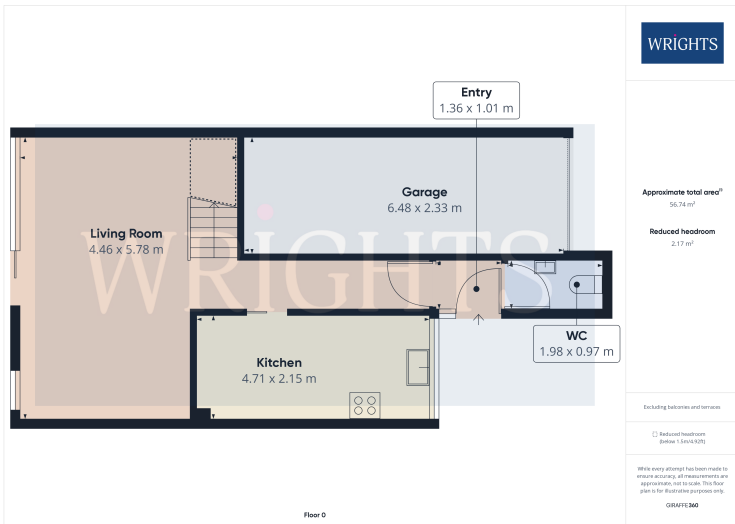
£2,085.31

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



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