



## 28 Salmon Close, WELWYN GARDEN CITY, Hertfordshire, AL7 1TR

- BIFOLD DOORS
- TWO ALLOCATED PARKING BAYS
- OVERLOOKING SCHOOL PLAYING FIELDS
- CUL-DE-SAC LOCATION
- GROUND FLOOR W/C

- CLOSE TO WELYN NORTH STATION
- WALKING DISTANCE TO HALDENS SHOPS
- UPGRADED BATHROOM
- BEAUTIFULLY LANDSCAPED GARDEN
- REPLACEMENT COMPOSITE FRONT DOOR





## PROPERTY DESCRIPTION

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A TWO DOUBLE BEDROOM home situated in a quiet tree lined CUL-DE-SAC. The property benefits from BI-FOLD DOORS, TWO ALLOCATED PARKING BAYS and a GROUND FLOOR CLOAKROOM W/C. This is the perfect home for any first time buyer or downsizer. A bright through lounge diner overlooking the wonderful landscaped SOUTH EASTERLY FACING rear garden which has been carefully designed and maintained by the current homeowners. The property is not overlooked to the rear and has rear access. Salmon Close is a small community which was constructed in 1994. Located within walking distance of both Welwyn North and Welwyn Garden City stations, commuting to London or nearby areas is effortless. Close by, you'll find the Haldens shops, offering all the everyday conveniences you could need. A selection of reputable schools is also within a short stroll, making this location perfect for families. For those who appreciate the beauty of nature, enjoy the scenic countryside walks in Tewin, where you can explore picturesque trails and enjoy the great outdoors. This property truly is a must-view and ideal for buyers looking for a beautiful home in a vibrant community.





# ROOM DESCRIPTIONS

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## GROUND FLOOR

### ENTRANCE HALL

A warm welcome into the home via the upgraded composite front door. The staircase is located off this space as well as the convenient w/c.

### LOUNGE DINER

Positioned to the rear of the property, this room boast bi-folding doors which span the rear wall and overlooks the sunny and beautiful garden.

### KITCHEN

A range of wall and base units, fitted oven with inset gas hob and extractor to remain. There is space for a larder style fridge/freezer and washing machine. The Boiler which was replaced in 2019 is located in this room. The window overlooks the front elevation.

## FIRST FLOOR

### LANDING

Loft access- the loft has been professionally boarded and features a pull down ladder and lighting.

### BEDROOM ONE

Large double wardrobe. Overlooking the rear garden and school playing fields.

### BEDROOM TWO

Measured to front of wardrobes. Double wardrobes plus storage cupboard over stairs.

### BATHROOM

Upgraded in 2020, the white three piece suite comprising of a corner bath with shower over, sink with vanity and low level w/c. For added convenience there is a mirror with cabinet. There is extraction and there is tiling to the walls and floor.

## OUTSIDE

### GARDENS

The most beautifully landscaped garden which has been a labour of love by the home owners. There is a patio for al-fresco dining with awning over, a lawn area to enjoy and the borders are well stocked with selected planting. There is a timber shed for storage and pedestrian gated access to the rear. The homeowners have installed a cat fence around the perimeter boundaries. This will be removed upon completion or could remain by way of separate negotiation. The front garden has also been landscaped and showcases a gorgeous climbing Wisteria. There is a storage cupboard for convenience.

### PARKING ARRANGEMENTS

Two allocated parking bays plus ample unrestricted street parking.

### COUNCIL TAX BAND D

## WHAT THE FAMILY SAY

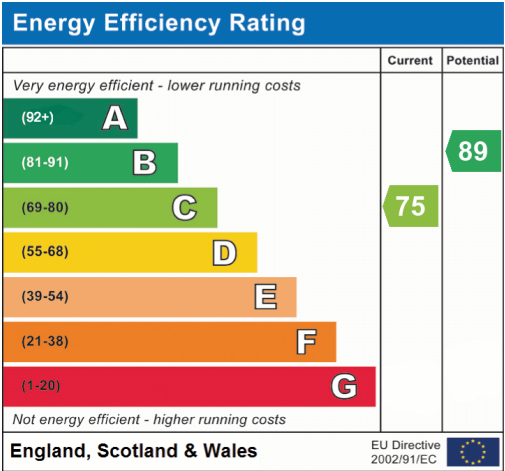
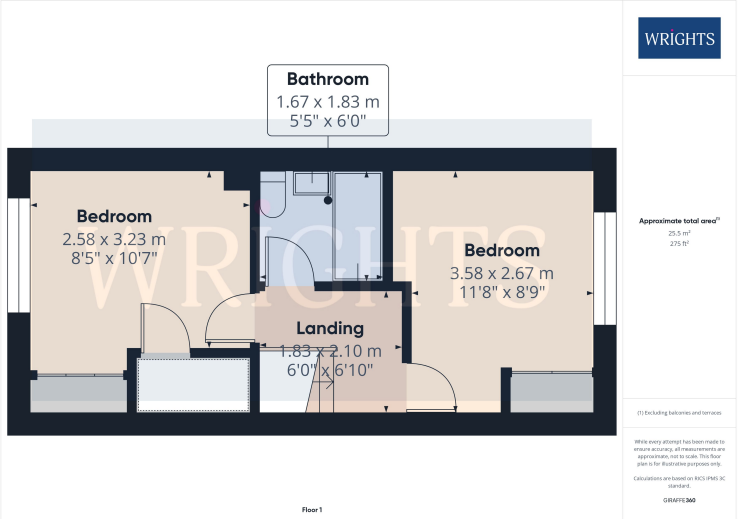
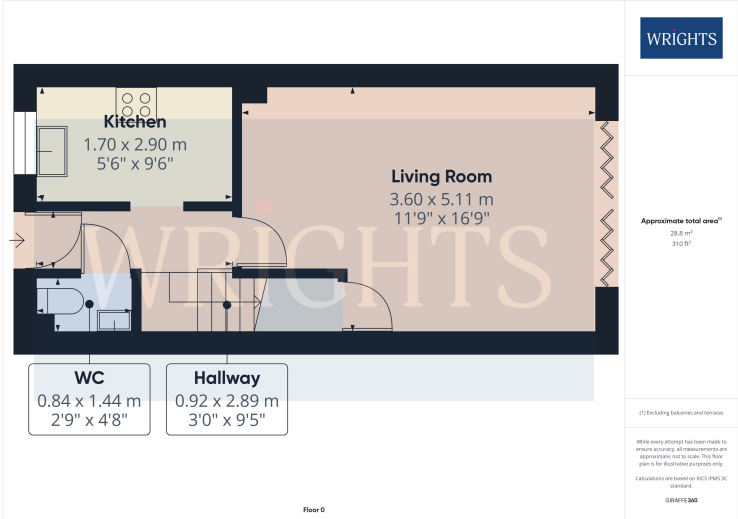
This house has truly been a special place for our little family. It's where we brought our daughter home and watched her grow into the lively three-and-a-half-year-old she is today. The home has been the perfect size for the three of us – spacious enough to feel comfortable, yet cosy enough to always feel close. We've loved how peaceful and quiet the cul-de-sac is, with friendly neighbours and very little through traffic – it's felt like a real haven. There are several lovely parks and handy shops nearby, and the location is ideal, with several schools just a short distance away. One of our favourite things about the house is the garden. We've put a lot of time and love into making it a calm, private outdoor space that isn't overlooked – perfect for relaxing or enjoying time as a family. It's a home that has given us so many beautiful memories, and we're sure the next family will be just as happy here as we have been.

## 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



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