

FOR SALE

Guide Price £400,000 Freehold



11 Heather Road, Welwyn Garden City, Hertfordshire, AL8 6XX

- WEST SIDE AL8 RESIDENCE
- SHORT LEVEL WALK INTO THE TOWN CENTRE AND MAINLINE STATION
- IN NEED OF MODERNISATION OFFERING PLENTY OF POTENTIAL
- QUIET LEAFY RESIDENTIAL STREET
- CATCHMENT FOR APPLECROFT PRIMARY SCHOOL AND STANBOROUGH SENIOR SCHOOL
- CHAIN FREE
- FIRST TIME FOR SALE ON THE OPEN MARKET
- POTENTIAL TO EXTEND (STPP)
- SOUTH EASTERLY FACING GARDEN

WRIGHTS

Wrights of W G C

36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211

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PROPERTY DESCRIPTION

****CHAIN FREE** WEST SIDE AL8 RESIDENCE JUST A SHORT LEVEL WALK THE TOWN CENTRE AND MAINLINE STATION****
VIEWING LAUNCH DAY SATURDAY 4TH OCTOBER STRICTLY BY APPOINTMENT! A wonderful opportunity to purchase this early GARDEN CITY three bedroom mid terrace red brick family home which has been loved by the same family for over five decades. Positioned on this popular tree lined street, packed with charm and character. Such a delightful home which oozes potential to extend to the rear (subject to the usual planning consents). The most delightful sunny SOUTH EASTERLY FACING GARDEN. A short & level stroll down Longcroft Lane will find you at the heart of the bustling town centre with all the amenities one could wish for. There are weekend food markets and entertainment to enjoy such as Cinema on the green! The station is found in the centre Serving Kings Cross and Moorgate. WALKING DISTANCE TO APPLECROFT PRIMARY AND STANBOROUGH SECONDARY SCHOOLS. A must view property to appreciate the homes delightful features and charm.



ROOM DESCRIPTIONS

WELCOME TO HEATHER ROAD

A charming welcome as you drive down this tree lined West Side street. Park up and admire the red brick facade which sits behind a hedgerow. A home which has been loved and cared for by the same family for over five decades. Most of the neighbours have also lived in their homes for many decades. The ground floor offers a large entrance hall, offering under stairs storage and a handy w/c. There is a living room which features a dual aspect to the front and rear. This is a great size room which can include a dining area. The kitchen breakfast room includes a range of wall and base units, in addition there is a pantry and a handy door that leads out to the garden. Upstairs you will find a landing with window for light, an airing cupboard and loft access. Bedrooms one and two are large doubles and feature a rear aspect whilst bedroom three features a front aspect. The family bathroom has been adapted to include a shower.

TOUR THE GROUNDS

The most charming rear garden which is mostly laid to lawn. There is a patio area to enjoy to capture the south easterly facing aspect. For storage, there is a large brick built shed, cupboard and timber shed. For convenience, there is a covered passageway which leads out to the front. The front garden is low maintenance and offers potential for a future driveway (subject to planning and estates management consent). Heather road offers residents and visitors street parking by way of permit.

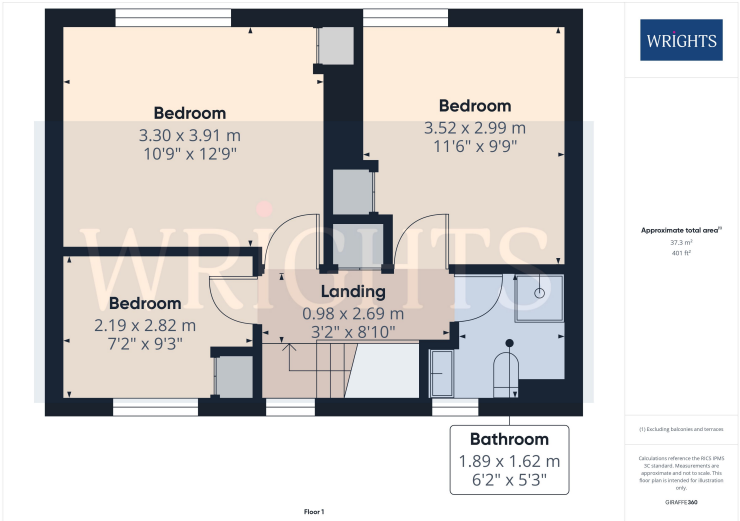
ABOUT THE WEST SIDE

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. In town, you will find 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.



FLOORPLAN

WRIGHTS



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