



WRIGHTS

25 School Lane, Welwyn, Hertfordshire AL6 9PQ

£550,000 - Freehold

Property Summary

****JUST YARDS FROM THE VILLAGE CENTRE**** Such a delightful and well loved family residence with ACCOMMODATION ACROSS THREE FLOORS! So much more than meets the eye! This 1950's delight has been tastefully decorated and upgraded by the current family with features to include; CONVERTED LOFT SPACE OFF BEDROOM THREE CREATING A SPLIT LEVEL BEDROOM, REPLACEMENT WINDOWS AND DOORS, UPGRADED BOILER AND REWIRE. A luxury family bathroom and three great sized bedrooms. To the ground floor there is an added bonus of a UTILITY ROOM and W/C! After 13 years of ownership, the home is being offered to the market on a CHAIN FREE basis. A deep frontage offers plenty of OFF STREET PARKING and there is the added bonus of a GARAGE. Conveniently located, the property falls within the catchment of the renowned primary school Welwyn St Marys. For commuters, the A1M and Welwyn North mainline station are within easy reach. Welwyn Garden City is a short drive away. The village High Street is ideal for local shopping and has a wide choice of pubs and restaurants. This is a must view property to appreciate the hard work and tasteful styling to date.

Features

- AT THE HEART OF THE VILLAGE WITH JUST A HOP, SKIP AND A JUMP
- CHAIN FREE
- WELL APPOINTED THROUGHOUT WITH ACCOMMODATION ACROSS THREE FLOORS
- UPGRADED WINDOWS AND EXTERNAL DOORS
- UPGRADED BOILER AND REWIRE
- UTILITY ROOM AND DOWNSTAIRS CLOAKROOM W/C
- LARGE DRIVEWAY AND GARAGE
- THREE DOUBLE BEDROOMS
- TASTEFULLY DECORATED



Room Descriptions

WELCOME TO SCHOOL LANE

A 1950'S DELIGHT

Enter the residence through the composite Solidor and a whole host of delights await. A spacious hallway which offers a warm and inviting welcome. The staircase leads to the first floor. A coat cupboard and under stairs storage for the day to day paraphernalia. Leading nicely off to the side is the spacious yet cosy living room. This room features a large window to the front elevation. The open plan kitchen/ diner creates a hub of the home, perfect for entertaining and enjoying family meals. There is a large range of white gloss units and space for a 1100 Range cooker and dishwasher. The great bonus of a larder cupboard providing extra storage solutions. The breakfast bar creates a dividing between the kitchen and dining area which is ideal for parties with its large French doors out to the rear. The utility room is off the Kitchen with plenty of space for a washing machine and tumble dryer. Lots of wall space for further storage. The combi boiler and electrics are in this room for ease. There is also a door to the front and a partially glazed unit to the rear which could be reinstated into a door to create access through to the garden. The super handy w/c is off the utility room.

HEAD ON UP

A bright landing due to the large side window. Bedrooms one and two are large doubles and offer built in cupboards. The luxury, sleek family bathroom offers all the conveniences with extra features such as a heated towel rail for comfort, a large sink with storage drawers and window for additional ventilation. Bedroom three is a versatile room, having incorporated some of the loft space, this split level room offers an ideal play den or bedroom space with dedicated study area. There is a lockable door to the loft storage area which offers lighting and has been boarded.

TOUR THE GROUNDS

The rear garden offers a large timber deck area, raised lawn area with mature planting. The front garden is deep and enclosed with dense shrubbery. A shingle driveway providing plenty of off street parking solutions. There is a garage behind the next door property which is accessed via a private lane to the side of the neighbouring home.

COUNCIL TAX BAND D

£2,265.92

ABOUT WELWYN VILLAGE

Welwyn is a quaint village with the river Mimram running through and willow trees lining the banks. Unique timber framed buildings present Welwyn as a traditional English village but the rich Roman archaeology gives it a clear sense of identity. Despite being located deep in the Hertfordshire countryside, there is plenty to do nearby. For everyday essentials, Tesco Express is only a few-minutes walk away in Welwyn Village. There is also a local post office, florist, bakery and library, as well as a doctor's surgery and pharmacist. The village is full of traditional English amenities, from country pubs and restaurants to specialist and boutique shops and beautiful churches with plenty history, providing the best features of village life.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC