

FOR SALE

£395,000 Freehold



WRIGHTS

9 Westly Wood, Welwyn Garden City, Hertfordshire, AL7 1QN

- CHAIN FREE
- FRESHLY PAINTED AND CARPETED
- A BLANK CANVASS TO CREATE YOUR VERY OWN FAMILY HOME
- SPACIOUS AND VERSATILE ACCOMMODATION
- GROUND FLOOR W/C PLUS FIRST FLOOR BATHROOM
- CLOSE TO PANSHANGER PRIMARY SCHOOL

WRIGHTS

Wrights of W G C
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PROPERTY DESCRIPTION

****CHAIN FREE**** Situated in a highly desirable area of Panshanger, this spacious and uniquely designed three-bedroom mid-terrace home features a distinctive Scandinavian-inspired style. The open-plan lounge and dining kitchen create a bright and inviting living space, complemented by an open dog-leg balustrade staircase and a large landing. All three bedrooms are generously sized, offering ample space for family living. There is significant potential for a loft conversion, which could serve as a versatile playroom, craft area, or den. The ground floor includes a convenient W/C and an additional room that could be used as a laundry area or home office. Throughout, there is plenty of storage to meet all your needs. The property has been recently refreshed with fresh paint and new carpeting, providing an ideal blank canvas to create a fantastic family home. The neighborhood boasts a strong community feel and is conveniently located near local amenities, including Morrisons supermarket and the Panshanger parade of shops. The highly sought-after Panshanger Primary School is just over the road, adding to the home's appeal for families. Enjoy easy access to the town centre, which is approximately a 20-minute walk away, and excellent road links via the A414 and A1(M) for commuting. With great potential for personalisation, this property offers a wonderful opportunity to craft a stylish, contemporary family home. A viewing is highly recommended to fully appreciate its potential.



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

Plenty of space for shoe storage with the addition of storage cupboards. The handy ground floor w/c is off this space.

OPEN PLAN KITCHEN DINER

A spacious room which offers a spacious kitchen with peninsular and a large space for a dining table and chairs. This space overlooks the front garden.

LIVING ROOM

Patio door leading out to the garden. The staircase is to the side and leads to the 1st floor.

FIRST FLOOR

LANDING

The landing is bright and airy and has the potential to add in a mezzanine floor space with staircase for home office/ play area.

BEDROOM ONE

This room is such a versatile space. Similar properties have converted part of the room into an en-suite or have even split the room into two making this home a 4 bedroom.

BEDROOM TWO

Overlooking the rear aspect. Storage cupboard.

BEDROOM THREE

Rear view aspect.

FAMILY BATHROOM

OUTSIDE

REAR GARDEN

A private garden with plenty of space for dining al fresco and entertaining. The additional decking area is a real sun trap and there is a pedestrian gate to the rear which leads out to the woodland. There is also a brick built storage shed with access off the patio, power and lighting. similar properties have converted this space into home offices with access via the living room.

FRONT GARDEN

PARKING ARRANGEMENTS

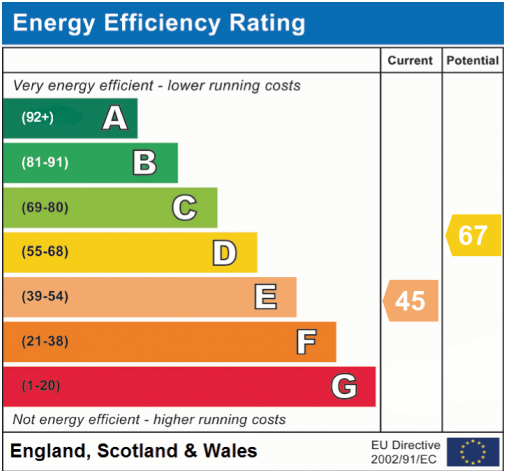
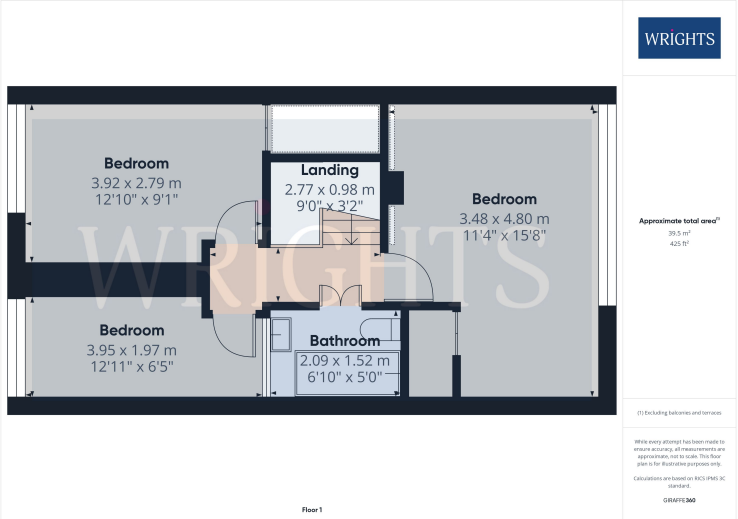
Unrestricted residents parking bays. There are garages adjacent to the house which are owned by Welwyn Borough Council and could be rented subject to availability.

COUNCIL TAX BAND D

ABOUT PANSHANGER

Panshanger, nestled in the vibrant Welwyn Garden City, offers a perfect blend of suburban tranquility and modern convenience. Surrounded by lush green spaces, including the expansive Moneyhole Park, residents enjoy a lifestyle enriched by nature, with numerous walking and cycling paths that invite exploration. The community thrives with local amenities, including the Panshanger shops, which provide a variety of, shops, and essential services, making everyday life both convenient and enjoyable. Families are drawn to the area due to its highly regarded schools, such as Panshanger Primary School, fostering a strong sense of community. The excellent transport links, including proximity to major roads and the mainline station, provide easy access to London and beyond, appealing to commuters who desire a peaceful retreat from the city hustle. Overall, Panshanger combines the charm of traditional living with the ease of contemporary amenities, making it a desirable place to call home.





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