



# 96 Penn Way, Welwyn Garden City, Hertfordshire, AL7 3EF

- PRINCIPAL SUITE WITH DRESSING AREA AND EN-SUITE
- FOUR BEDROOMS
- VERSATILE ACCOMMODATION ACROSS THREE FLOORS
- PRIVATE PARKING
- JUST YARDS FROM THE STATION AND MAINLINE STATION
- PRIVATE GARDEN
- CHAIN FREE AND READY TO MOVE INTO



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\*** PERFECT FOR THE COMMUTER AND THE FAMILY! Versatile living over three floors, this very smart four bedroom contemporary house situated in a quiet and peaceful tree lined location. Built in 2013 by Taylor Wimpy on the exclusive Mirage development. The home boasts plenty of space and versatile living measuring 110 sq/m 1184sq/ft. A well maintained enclosed garden for AL-fresco dining. LARGE FOUR PIECE EN-SUITE BATHROOM TO THE PRINCIPAL SUITE. This wonderful residence has been in the same ownership from new, with the vendors choosing this specific plot and selected additional features. Exceptional transport links, with Welwyn Garden City mainline station only a hop, skip and a jump, offering regular services to London King's Cross in under 30 minutes, while Junction 4 of the A1(M) is within two miles. Close proximity to a selection of renowned Primary schools and Stanborough Secondary school. Energy rating C. A must view opportunity for the growing family. Read on...



## ROOM DESCRIPTIONS

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### WELCOME TO THE MIRAGE

Drive down the exclusive private tree lined street with its blend of modern and contemporary style properties. There is a children's play park for enjoyment. Park conveniently outside the front of this imposing town house positioned proudly at the end of the street. Specifically chosen by the homeowners for its tucked away position. The property benefits from a private parking space to the rear and unrestricted street parking to the front.

### ENTER THE RESIDENCE

The entry lobby flows neatly into the hub of the home, a very well presented high gloss finished kitchen breakfast room with its superb range of features. Fully integrated with appliances. There is potential for this space to be reconfigured to create a more open plan style living, please see to the sketch displayed in the marketing. There is a w/c and the staircase leads off to the first floor. The cosy yet spacious living room is a tranquil room which with its patio doors leading nicely out to the garden.

### HEAD ON UP

A large and bright landing welcomes you nicely to the middle floor. The fantastic guest room with plenty of space for furniture. Bedroom three is on this floor. The luxury family bathroom is also located on this floor.

### LIFE AT THE TOP

The top floor houses the principal suite, the perfect getaway for parents, an expansive space which provides a calming sanctuary. There is plenty of storage with its built in wardrobes and an enormous storage cupboard. Leading nicely in to the four piece en-suite which features a double shower and bath! Bedroom four is also on this floor and makes an ideal children's room or study. There is a large airing cupboard on the landing.

### TOUR THE GROUNDS

The rear garden offers a relaxing space for evening meals. For convenience, there is a gate which provides direct access to the private parking bay. Penn Way offers unrestricted residents street parking.

### MATERIAL INFORMATION

Council Tax Band E.

There is an annual residents charge of £220.00 for the maintenance of walkways, verges and communal gardens.

### ABOUT WELWYN GARDEN CITY

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 points are the Howard Centre home to popular high street retailers and a John Lewis department store. 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.

### BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



