



WRIGHTS

# 176 Heronswood Road, Welwyn Garden City, Hertfordshire, AL7 3EU

- SUPERB FAMILY HOME MUCH LARGER THEN MOST
- BEAUTIFULLY REFURBISHED AND UPGRADED BY THE CURRENT FAMILY OF 10 YEARS
- LARGE SWEEPING DRIVEWAY
- UPGRADED KITCHEN AND LUXURY BATHROOM
- UPGRADED WINDOWS
- CLOSE TO RENOWNED PRIMARY SCHOOLS
- WALKING DISTANCE TO THE MAINLINE STATION AND TOWN CENTRE
- PLENTY OF STORAGE AND GROUND FLOOR W/C
- LANDSCAPED GARDEN





## PROPERTY DESCRIPTION

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Immerse yourself in the allure of this exquisite FOUR BEDROOM, SEMI-DETACHED residence with its deep frontage. This meticulously crafted home exudes sophistication and boasts a plethora of exceptional features that elevate its charm. Meticulously revamped by the current owners over the past decade, this home offers a generous living space measuring an impressive 1230 SQ/FT. Step into the remarkable open-plan kitchen and living area, a true masterpiece that sets the stage for elegant gatherings and cozy family moments. The ground floor is designed to be the ultimate entertainment hub, perfect for hosting delightful BBQ parties. A touch of luxury is added with a well-appointed family bathroom and a convenient GROUND FLOOR W/C. An inviting grand entrance hall welcomes you, adorned with a solid Hemlock staircase and abundant storage solutions. Retreat to the sumptuous primary bedroom for a tranquil escape. Outside, a magnificent westerly facing rear garden awaits, complemented by a sizable frontage and a private driveway for several cars. This home stands out as one of the most spacious and well-designed four-bedroom properties in the area. Enjoy the convenience of having esteemed primary schools just a stroll away, with easy access to the town center, mainline station, and key road connections including the A1M and A414. To truly grasp the meticulous attention to detail and impeccable finish, a viewing is essential. Don't miss this exceptional opportunity...





# ROOM DESCRIPTIONS

## WELCOME TO HERONSWOOD ROAD

### A 1950's GARDEN CITY DELIGHT

Step towards this distinguished residence, proudly poised on the street with a commanding deep frontage and a desirable westerly facing aspect. The sweeping block paved driveway welcomes you with ample off-street parking, perfectly aligning with the Garden City charm, complete with a verdant lawn and lush greenery. Cross the threshold into the grand entrance hall, a warm and spacious introduction to this inviting abode. This room sets the scene with its stylish finish and feature coving which continues throughout the home. Discover convenient storage solutions beneath the stairs, including sliding shoe compartments, and a cupboard housing the boiler. Ascend the elegant staircase with Hemlock spindles leading to the first floor. Adjacent to the hall, a generously proportioned w/c offers coat hanging space for added functionality. Enter the first reception room, a cozy sanctuary adorned with a period fireplace and a bay window.

### Continued

showcasing a charming handcrafted seat overlooking the serene rear patio. This tastefully decorated room exudes charm. Transitioning into the kitchen/dining room, the heart of the home beckons! Thoughtfully reconfigured, this space exudes generosity and meticulous planning in every detail. Admire the array of white shaker style units and solid block timber worktops, complemented by a spacious butler sink. Integrated appliances include a cooker, hob, extractor, and a dishwasher that remains with the property. Tiled flooring extends throughout, with a convenient door to the gated side access and a dual aspect that floods the room with natural light. Adding to the allure, a delightful conservatory serves as a versatile playroom and additional entertainment area, enhancing the overall charm and functionality of this exceptional residence.

### HEAD ON UP

Ascend to the generous and well-lit landing adorned with stylish decor that seamlessly flows to this floor. Convenient loft access adds to the practicality of the space, with all rooms elegantly branching off from this central point. Indulge in the sanctuary of the principal bedroom, a serene retreat from daily life. Dual windows frame the peaceful rear aspect, offering ample room for wardrobes and a luxurious super king-size bed. Enhancing the room's elegance are two period-style column radiators that add a touch of refinement. The second bedroom, another spacious haven, boasts dual aspect views and is complemented by fitted wardrobes featuring mirrored sliding doors. Bedrooms three and four also offer generous dimensions, providing versatile living spaces to suit various needs.

### Continued

Step into the opulent family bathroom, meticulously refurbished to offer a blend of classic charm and modern comforts. Adorned with a subway tiled finish, the bathroom features an L-shaped bath with a main pressure shower facility, a pedestal sink, and a low-level w/c. Complete with a chrome heated towel rail and an extractor for added comfort, the room is designed with both luxury and functionality in mind, while natural ventilation is ensured through the window and extractor.

## TOUR THE GROUNDS

Step into the expansive westerly facing rear garden, a sun-kissed haven perfect for family enjoyment. Embrace the outdoor lifestyle with a natural stone patio ideal for summer BBQs and al fresco dining under the open skies. The majority of the garden is laid to lawn, enclosed by mature hedges and timber fencing, offering a private and tranquil setting. A generous shed stands as a practical addition, promising ample storage space for tools and equipment. For added convenience, a wide side passageway leads to the front of the property, ensuring ease of access and enhancing the overall functionality of this charming outdoor space.

## WHAT THE OWNERS SAY

"This house has been a wonderful home for us to raise our two boys over the last 10yrs. The kitchen is an amazing hub to stay in the thick of it, whether hosting or parenting. The living room is a haven to escape and unwind while the kids go wild in the garden. BBQs and breakfasts alike have been enjoyed by the sprawling wisteria on the sun trap patio. We've enjoyed many walks and bike rides, long or short, often stopping at one of the many local parks. A highlight is being a short distance from the Cole Green Way which goes all the way to Hertford if feeling energetic. The neighbours are friendly and helpful, including those across the road & the street WhatsApp group is great for when we forget Bank Holiday bin night.

## IN ADDITION

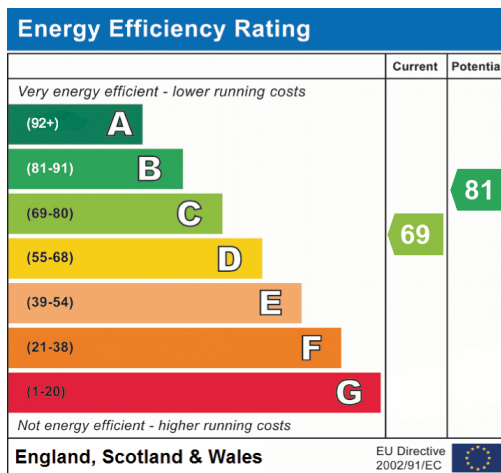
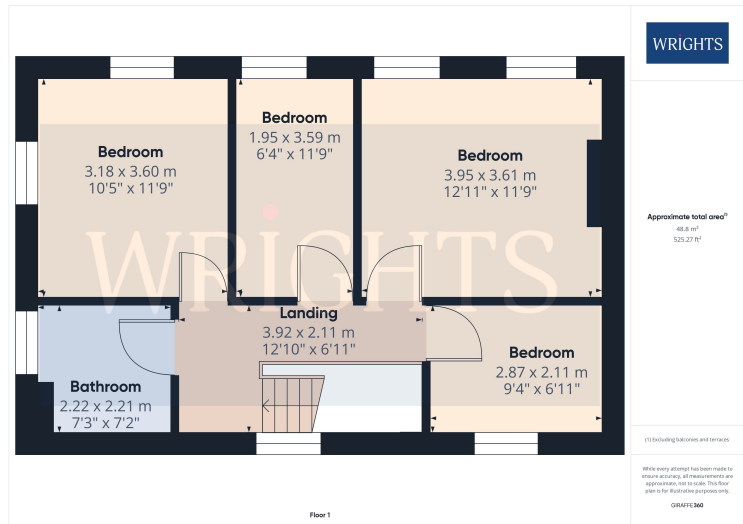
We appreciated having the house and garden space during Covid times, especially the play room leading straight outside. This has been a happy home during the time we've had it and we hope the next family get to put their heart and soul into it too."

## 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 point is the Howard Shopping Centre, home to popular high street retailers like 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 & EPC



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