

FOR SALE

£525,000 Freehold



WRIGHT

# 14 Stirling Way, Welwyn Garden City, Hertfordshire, AL7 2QA

- DETACHED GARAGE AND DRIVEWAY
- BACKING ONTO PARKLAND AND WOODLAND WALKS
- EASY COMMUTE AND CLOSE TO MAJOR ROAD LINKS
- COMPLETE CHAIN ABOVE WITH ONE LINK
- MASTER BEDROOM WITH EN-SUITE
- NEWLY REFURBISHED BATHROOM



## PROPERTY DESCRIPTION

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**\*\*COMPLETE CHAIN WITH ONE LINK ABOVE\*\*** Welcome to Stirling Way, a 1990's Bovis built END OF TERRACE, FOUR BEDROOM family home with a DETACHED GARAGE and DRIVEWAY. Situated in the quiet Panshanger area of Welwyn Garden City. This great home offers far more than others in the area and boasts flexible accommodation with the bonus of an EN-SUITE to the principal bedroom. Welwyn Garden City mainline station can be reached with a short drive, with direct trains to London in under 30 minutes. Catchment for Ridgeway academy and a selection of primary schools. Easy commute with the A414 serving the A1M and A10 close by. This is a must see property to appreciate the home's great facilities. Energy rating D.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

Large hallway with engineered oak flooring and stairs leading to the first floor.

#### W/C

#### KITCHEN

A wide range of wall and base J handle units. Granite work surfaces and tiled splashbacks. Integrated electric oven, gas hob with window to front elevation.

#### DINNING ROOM

Opened planned dining room leading to the living room.

#### LIVING ROOM

Dedicated living area with doors leading to the conservatory and a window to the garden.

#### CONSERVATORY

French doors to garden.

### FIRST FLOOR

#### LANDING

Spacious landing with all rooms leading off.

#### BEDROOM ONE

Window to rear elevation with built in wardrobes and en-suite.

#### EN-SUITE

Fully tiled en-suite with low level wc, basin with vanity unit, walk in cubicle shower and heated towel rail.

#### BEDROOM TWO

Window to the front elevation.

#### BEDROOM THREE

Window to the rear elevation.

#### BATHROOM

Fully tiled bathroom with low level WC, basin and vanity unit, Panel bath with shower attachment and heated towel rail.

### SECOND FLOOR

#### BEDROOM

Spacious loft bedroom with eaves storage.

### OUTSIDE

#### REAR GARDEN

Enclosed boundaries backing onto the woodland area. Patio area with laid to lawn and side access to the front.

#### FRONT GARDEN

Detached garage, path to front door and lawn to side.

#### GARAGE

Good-sized garage with power supply.

#### PARKING ARRANGEMENTS

Driveway providing off street parking for one car. Stirling Way offers unrestricted street parking.

#### COUNCIL TAX BAND E

£2,800.97

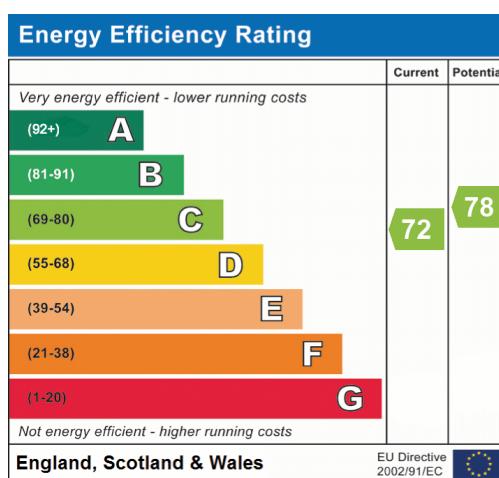
#### TERM OF SALE

The property is being marketed for an assisted move on behalf of Taylor Wimpey. All offers will be presented to The New Homes Group and will be subject to qualification. All acceptable offers will be subject to an exchange of contracts within 28 days. However this will vary depending on the house builder and time of year. All parties concerned must be aware of this prior to submitting an offer. The homeowners are purchasing a New Build property with an expected completion date of April 2026 however could be subject to change.

#### ABOUT PANSHANGER

Panshanger was a large country house located between the outer edge of Hertford and Welwyn Garden City. It was originally owned by Earl Cowper who later became Lord Chancellor of Great Britain. After seven generations, with no heir, the estate was sold and demolished c.1953 Panshanger Park is presently owned by Lafarge. Although Panshanger House was demolished, the orangery, nursery garden wall and stables remain along with a number of other cottages and estate buildings, all of which are listed by English Heritage. Residential housing was established in the area in the seventies. Moneyhole park playing fields and Panshanger woodlands are within walking distance. Local amenities include a small parade of shops including a Doctors surgery, Chemist, Post office, Hair salon, Beauticians. There is also a Morrison's supermarket and petrol station. Buses into town are every half an hour, Monday to Saturday.





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