

FOR SALE

Offers Over £625,000 Freehold



19 West Mead, Welwyn Garden City, Hertfordshire, AL7 4SA

- DOUBLE STOREY EXTENDED FOUR BEDROOM FAMILY RESIDENCE
- SEMI DETACHED HOME AT THE HEART OF A SOUGHT AFTER CUL-DE-SAC IN THE COMMONSWOOD AREA
- LARGE DRIVEWAY AND LANDSCAPED GARDENS WITH DETACHED OUTBUILDING
- OPEN PLAN KITCHEN/ LIVING AREA
- UTILITY ROOM
- TWO BATHROOMS INCLUDING A DOWNSTAIRS SHOWER ROOM
- A STONES THROW FROM COMMONSWOOD JMI
- EASY ROAD LINKS AND A SHORT DRIVE FROM TWO TRAIN STATIONS

WRIGHTS

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PROPERTY DESCRIPTION

Nestling in a highly sought after and quiet CUL-DE-SAC adjacent to Commonswood Nature reserve is this perfectly DOUBLE STOREY EXTENDED family residence. With careful consideration and planning, this extremely well appointed home offers superb space and flexibility for a growing family. Features include a OPEN PLAN KITCHEN/ LIVING ROOM, a UTILITY ROOM, TWO BATHROOMS with one situated on the ground floor, a DETACHED OUTBUILDING and a LARGE DRIVEWAY. A manicured home which offers an ideal turn key opportunity. West Mead is a popular close of 1950's Garden City residences where many residents have lived in these homes for a number of decades. Superbly positioned, the ever popular Commonswood Primary school is just outside the close. For added convenience, local shops and amenities are close by. A short drive will see you in the Town centre and mainline station whilst for the commuter, the A1M and A414 are close by. This home plays a huge credit to the current family with 18 years of ownership. An early viewing comes highly recommended to appreciate all of the great features of this residence.



ROOM DESCRIPTIONS

WELCOME TO WEST MEAD

A charming 1950s cul-de-sac that features a delightful mix of retired and family homes, this property is perfectly positioned at the entrance of the close. It boasts an impressive driveway offering ample off-street parking, framed by a lovely Red Robin hedgerow. As you enter through the upgraded composite front door, you'll find a spacious residence filled with character and inviting features. The entrance hall showcases a traditional porthole-style window at the front and includes a convenient boot cupboard. The ground floor layout has been thoughtfully reconfigured, featuring a large shower room adorned with elegant porcelain tiles, a double shower, and two heated towel rails.

Continued

The main living area offers exceptional flexibility; currently, it includes a dedicated dining space with a window overlooking the front, a cozy reading nook, and seamless access to the living area, which is brightened by French doors that lead out to the rear garden. The kitchen, a highlight of the extended living space, boasts a wide array of glossy wall and base units. It is equipped with a double oven and a spacious five-ring gas hob, making it a chef's dream. The breakfast bar seating enhances the social atmosphere, perfect for casual dining and entertaining. One of the standout features is the dedicated utility room, designed to complement the kitchen's style. It offers ample space and plumbing for a washing machine, dishwasher, and tumble dryer, along with convenient pull-down drying rails and a sink for added functionality.

HEAD ON UP

The landing serves as a central hub on the first floor, with all rooms accessible from this focal point. It features a large loft access with a pull-down ladder, and the loft has been insulated and partially boarded for added functionality. Each of the four bedrooms is generously sized; the principal bedroom boasts dual aspects, while the second bedroom is situated at the rear and the third bedroom enjoys a front aspect. The fourth bedroom is currently utilized as a home office but has the capacity to accommodate a small double bed and furniture. The luxurious family bathroom has been thoughtfully designed to provide a tranquil environment, showcasing a fully tiled finish with high-end fixtures, including a shower over the bath, elegant chrome finishes, and a hotel-style sink with a vanity.

TOUR THE GROUNDS

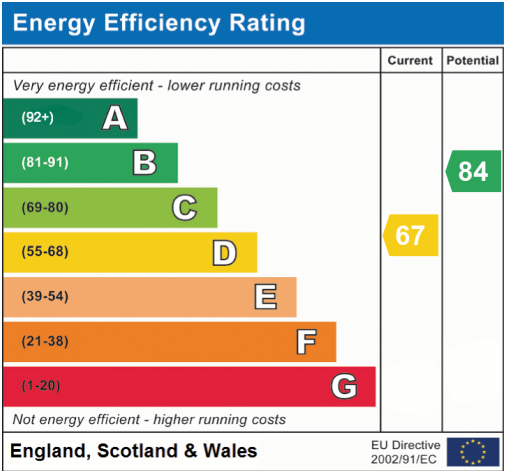
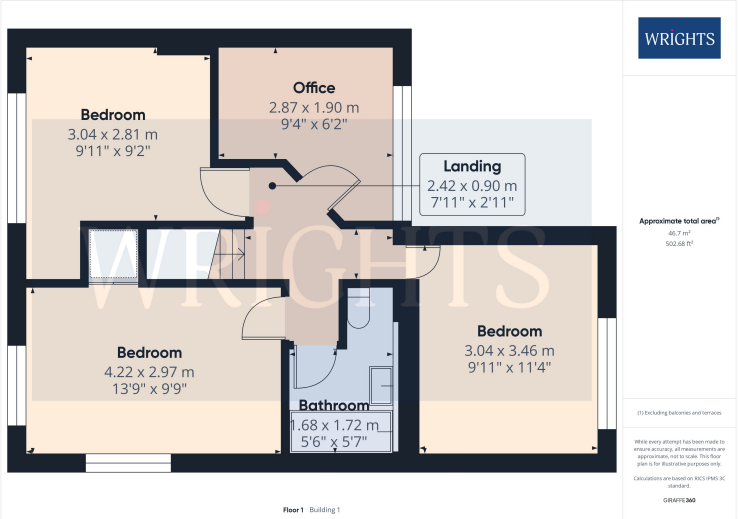
The rear garden has been beautifully landscaped for low maintenance, featuring attractive timber fencing that encloses the space. For added convenience, there's a large side access with double gates. Elegant brick borders define areas suitable for potting plants. A substantial detached timber outhouse is clad in cedar boards and primarily serves as a home bar, complete with two French doors that seamlessly blend indoor and outdoor living. It offers power, lighting, and a TV point, perfect for enjoying live sports. Adjacent to the main room, a practical shed provides ample storage for garden tools.

COUNCIL TAX BAND D

ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.





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