



BRITISH  
PROPERTY  
AWARDS

2021



GOLD WINNER

ESTATE AGENT IN  
WELWYN GARDEN CITY



P U T T E R I L L S

est. 1992

9 Beehive Lane, Beehive, Welwyn Garden City, AL7 4BB

**Guide price £575,000**



## THREE BEDROOM FAMILY HOME WITH LARGER THAN AVERAGE SOUTH FACING GARDEN SITUATED WITHIN THE POPULAR BEEHIVE CONSERVATION AREA

A well-presented three bedroom semi-detached family home situated within the popular Beehive conservation area which is ideally positioned to local amenities, renowned schooling and just a short drive to the heart of the Garden City town centre. Accommodation to the ground floor comprises a sitting room, family room which leads onto a conservatory and a fitted kitchen. Further benefits include a utility room, downstairs cloakroom and a ground floor study area with a view of the garden. The first floor offers three good sized bedrooms and family bathroom. Externally the house doesn't disappoint, with a driveway and garden to the front providing off road parking for two cars and to the rear is a stunning larger than average south facing garden with a backdrop of mature lime trees lining the private road behind.

**THE AREA:** This property is situated in the popular Beehive conservation area within less than five minutes walk close of King George V playing fields and amenities (including a doctors surgery, dentist, restaurant, takeaway and pubs). Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose and Marks & Spencer is within close proximity. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) and A414 which is within easy access.





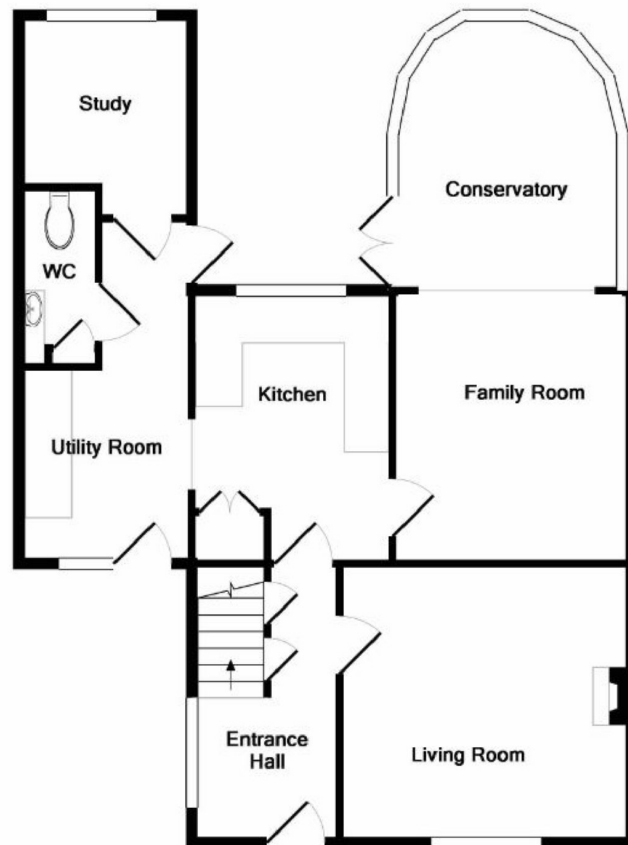




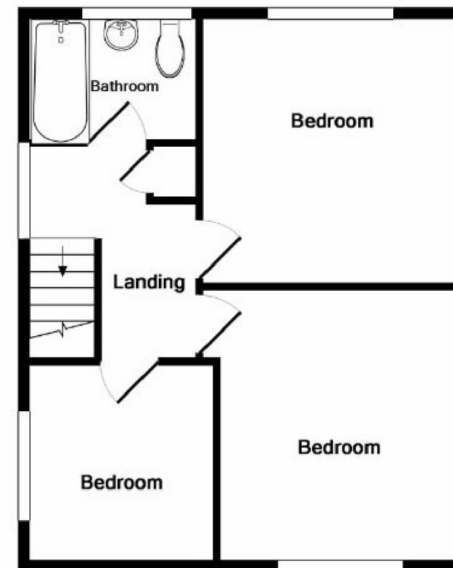








Ground floor  
Approx. Floor  
Area 64.8 Sq.M.  
(697 Sq.Ft.)



1st floor  
Approx. Floor  
Area 39.8 Sq.M.  
(428 Sq.Ft.)

Total Approx. Floor Area 104.6 Sq.M. (1126 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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