



PUTTERILLS

est. 1992



Guide Price £600,000

Lemsford Lane

Welwyn Garden City AL8 6YJ

PROPERTY SUMMARY

This beautifully extended three-bedroom end of terrace home seamlessly blends contemporary modernity with the classic charm of Garden City living. Meticulously updated by the current owners, this property offers the highest level of comfort and style, making it perfect for both growing families and young professionals. Ideally located near prestigious schools, including Stanborough School and Applecroft School, and just a short walk from the town centre, this home provides convenience and accessibility.

The ground floor features an impressive open-plan family/dining room with bi-fold doors that open onto a meticulously landscaped rear garden, enhancing the sense of space and light. This leads to a sleek, modern kitchen and utility area. Additional highlights include a separate sitting room, ideal for relaxing on chilly winter evenings, and a contemporary downstairs shower room.

On the first floor, the master bedroom offers bespoke fitted wardrobes and ample space, while the generous double guestroom, a third bedroom, and a stylish family bathroom complete the accommodation.

Externally, A well-maintained landscaped garden with side access, ideal for outdoor relaxation and entertaining.

Whether you're a growing family or a young professional seeking a sophisticated home, this property offers an exceptional living experience with no detail overlooked.

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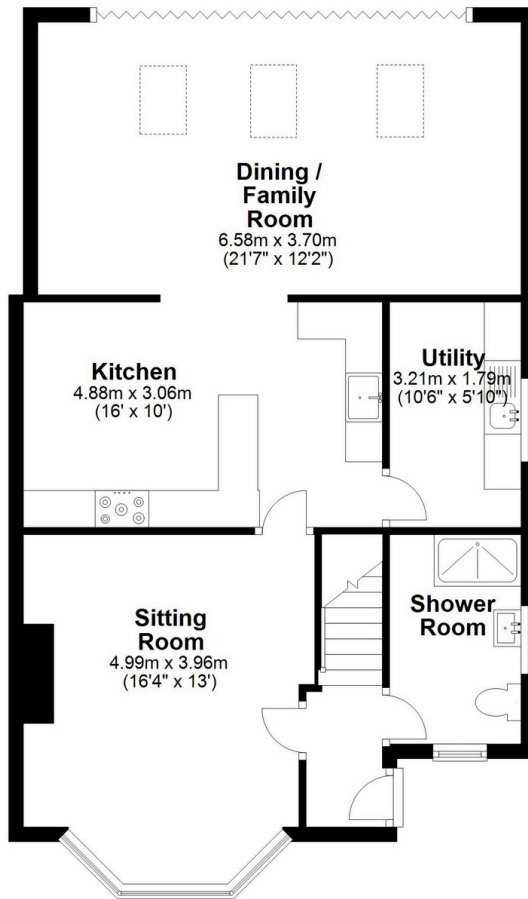






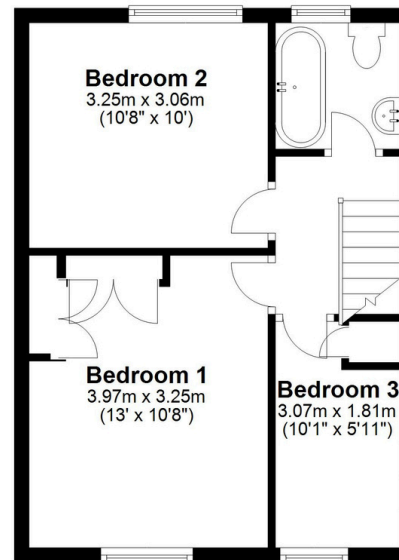
Ground Floor

Approx. 71.7 sq. metres (772.0 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



Total area: approx. 107.7 sq. metres (1159.1 sq. feet)

LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
34 Wigmores North
Welwyn Garden
City
Hertfordshire
AL8 6PH

CONTACT DETAILS
[01707 393333](tel:01707393333)
lwgc@putterills.co.uk
www.putterills.co.uk