



Longcroft Lane, Welwyn Garden City, Hertfordshire, AL8 6EJ

Guide Price £699,950



# Refined West Side Family Home with Generous Accommodation

## Property Summary

Situated on the sought-after West Side of Welwyn Garden City, this beautifully presented four-bedroom semi-detached home offers versatile and well-proportioned accommodation, ideal for families or those seeking flexible living space.

The entrance hallway leads to a bright and spacious living room featuring fitted carpet and an electric living flame fireplace. This welcoming reception space opens directly into a rear conservatory, providing serene views and seamless access into the immaculate garden beyond. On the opposite side of the hallway, the generous kitchen/breakfast room offers tiled flooring, an excellent range of base units, integrated appliances including fridge/freezer, dishwasher, oven and six-ring gas hob. This dual-aspect space enjoys natural light and offers plenty of room for informal dining.

Three of the four bedrooms are located on the first floor and share a smartly tiled family bathroom with a bath and shower over, vanity basin and WC. The fourth bedroom is on the ground floor, part of a thoughtfully designed side extension, offering flexibility as a guest room or dedicated study. A modern ground floor shower room serves this area and is positioned to the front of the house.

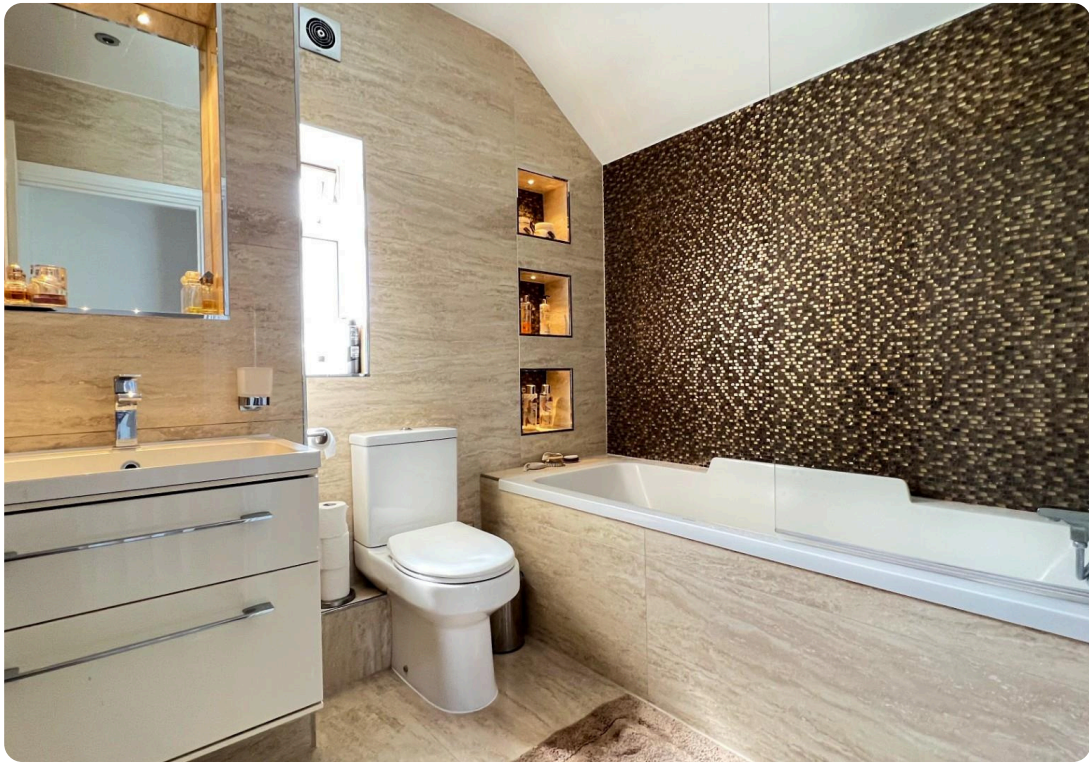
Externally, the rear garden has been expertly landscaped to create a relaxing and private setting, featuring a generous patio, level lawn, mature hedging and fenced boundaries, as well as a timber shed for additional storage.

To the front of the property, a generous block-paved driveway provides valuable off-street parking for several vehicles. This practical feature enhances everyday convenience and complements the home's attractive kerb appeal, offering a neat and low-maintenance approach to this desirable West Side residence.

This well-maintained property is offered chain-free and is positioned in one of the town's most desirable residential roads, within easy reach of excellent schools, local amenities and Welwyn Garden City's mainline station.















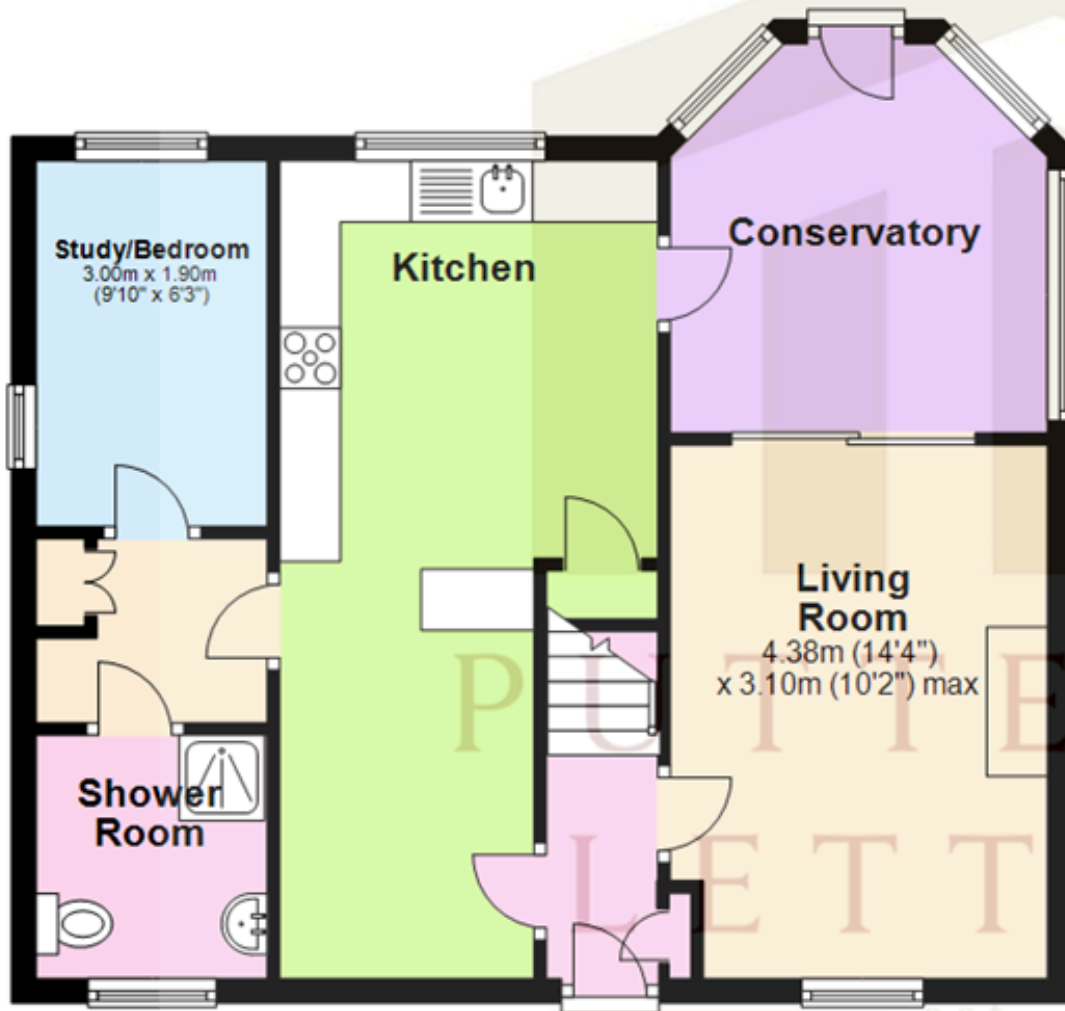






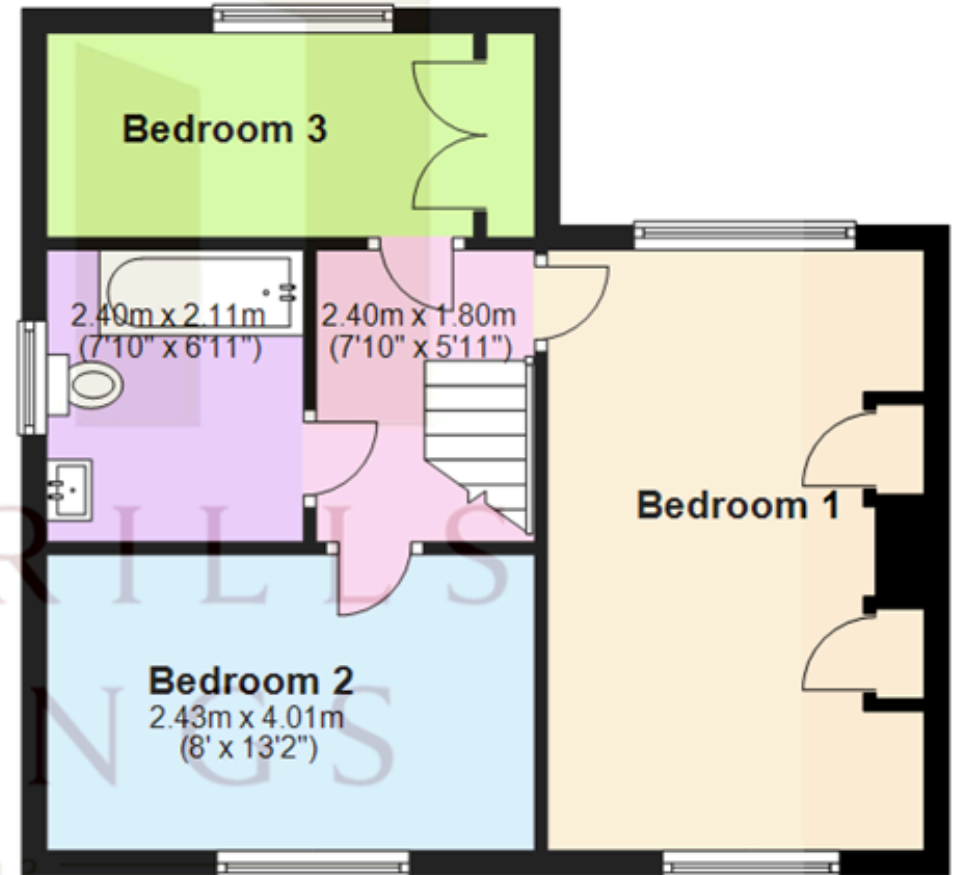
## Ground Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



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# Property Information



## Services:

Mains Water, Mains Electricity, Mains Gas and Mains Drainage

## Tenure:

Freehold

## Local Authority:

Welwyn Hatfield

## Council Tax:

Band E

## EPC:

Band C (rating 71)

## Directions:

## Viewings:

All viewings strictly by appointment via the vendor's sole agents, Putterills.

## Video Tour:

**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.