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Raymonds Plain, Welwyn Garden City, Hertfordshire, AL7 4TF

Offers In Excess Of £450,000

Charming Three-Bedroom Home with Stunning Garden and Conservatory



Property Summary

This charming three-bedroom mid-terraced home combines classic comfort with contemporary convenience, offering well-proportioned accommodation across two thoughtfully designed floors. From the moment you arrive, the property exudes a warm and inviting character, making it ideal for modern family living.

The ground floor unfolds with a welcoming sitting room, perfect for cosy evenings and relaxed entertaining. Beyond lies a well-appointed kitchen with ample cabinetry and workspace, seamlessly leading into a full-width conservatory. This bright and spacious extension is cleverly zoned into two distinct areas: one for dining and unwinding, the other as a utility area, both framed by views of the garden. A downstairs WC adds further practicality for everyday life.

Upstairs, the family bathroom stands out with a stunning freestanding roll-top bath, adding a touch of timeless elegance to this otherwise modern home. The three bedrooms provide comfortable retreats, adaptable for family use or those working from home.

To the rear, the garden has been attractively landscaped for low-maintenance enjoyment. A newly laid artificial lawn offers year-round greenery, while a raised decked terrace, complete with a bespoke timber bar, provides an atmospheric setting for al fresco dining and entertaining. At the front, off-street parking accommodates several vehicles with ease.

Well-balanced and full of personality, this is a superbly presented home tailored for the dynamics of family life.

This home benefits from the addition of solar panels, offering improved energy efficiency and reduced running costs. It also features a convenient EV charging point, ideal for modern, eco-conscious living.

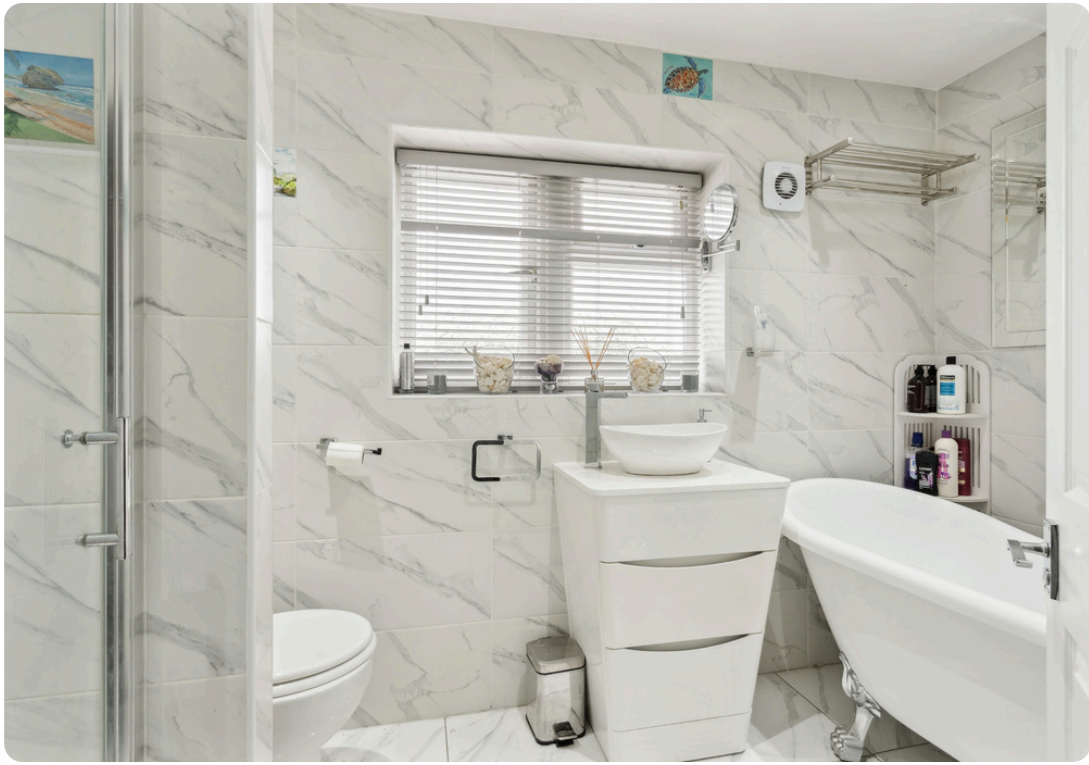














Property Information



Services:

Mains Water, Mains Electricity, Gas and Mains Drainage

Tenure:

Freehold

Local Authority:

Welwyn Hatfield

Council Tax:

Band D

EPC:

Band C (rating 70)

Directions:

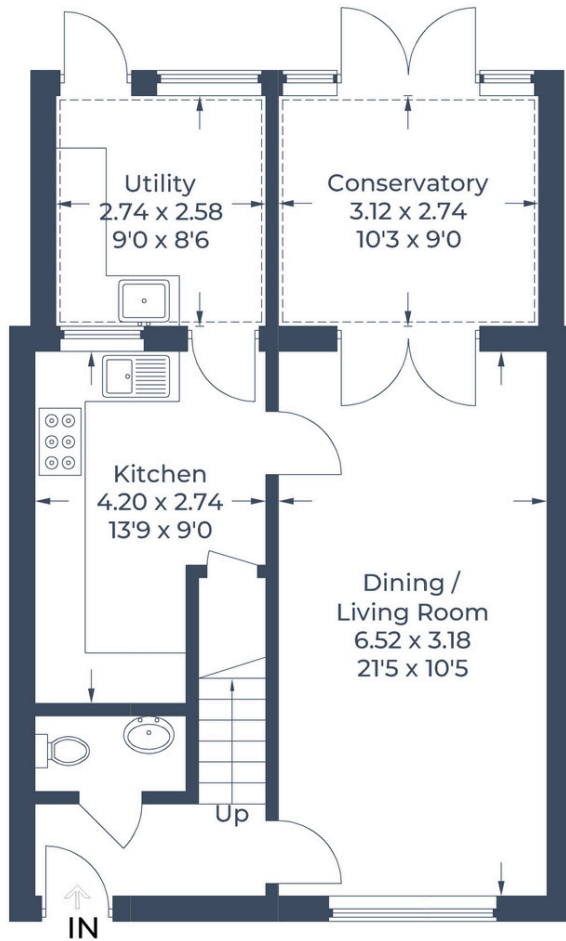
AL7 4TF

Viewings:

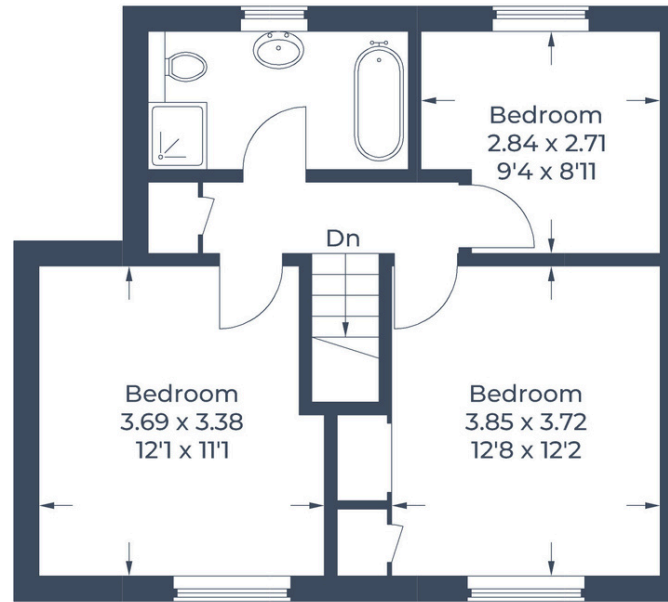
All viewings strictly by appointment via the vendor's sole agents, Putterills.

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.

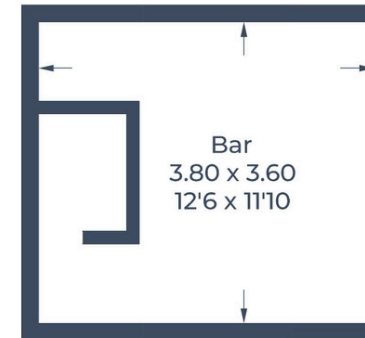
Approximate Gross Internal Area (Excluding Bar)
 Ground Floor = 57.7 sq m / 621 sq ft
 First Floor = 44.5 sq m / 479 sq ft
 Total = 102.2 sq m / 1,100 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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