



PUTTERILLS

est. 1992



**£525,000**

**Walden Road**

Welwyn Garden City AL8 7PE

## PROPERTY SUMMARY

Located in the heart of Welwyn Garden City, this three-bedroom home on Walden Road is perfect for families or professionals seeking versatile and comfortable living. The property enjoys excellent transport links, highly regarded schools, and local amenities nearby, offering lifestyle and convenience in equal measure. Inside, a welcoming hallway leads to two bright, spacious reception rooms, ideal for both formal entertaining and relaxed family time. The well-appointed kitchen provides practical workspace and storage, with direct access to a private rear garden—perfect for outdoor dining and relaxation. Upstairs, three well-proportioned bedrooms offer flexibility for family life, a home office, or guest accommodation. A family bathroom completes the upper floor. Outside, the rear garden provides a tranquil setting, with scope for gardening or simply enjoying the outdoors. Garage to the side with parking available to the front of garage.

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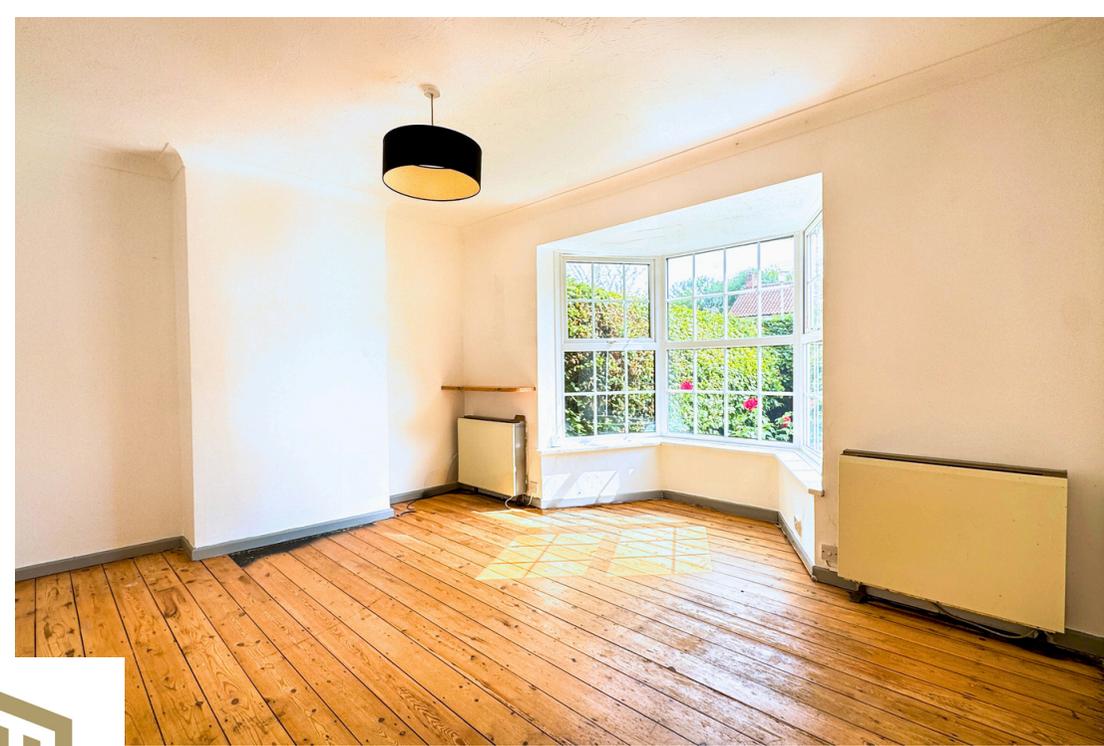
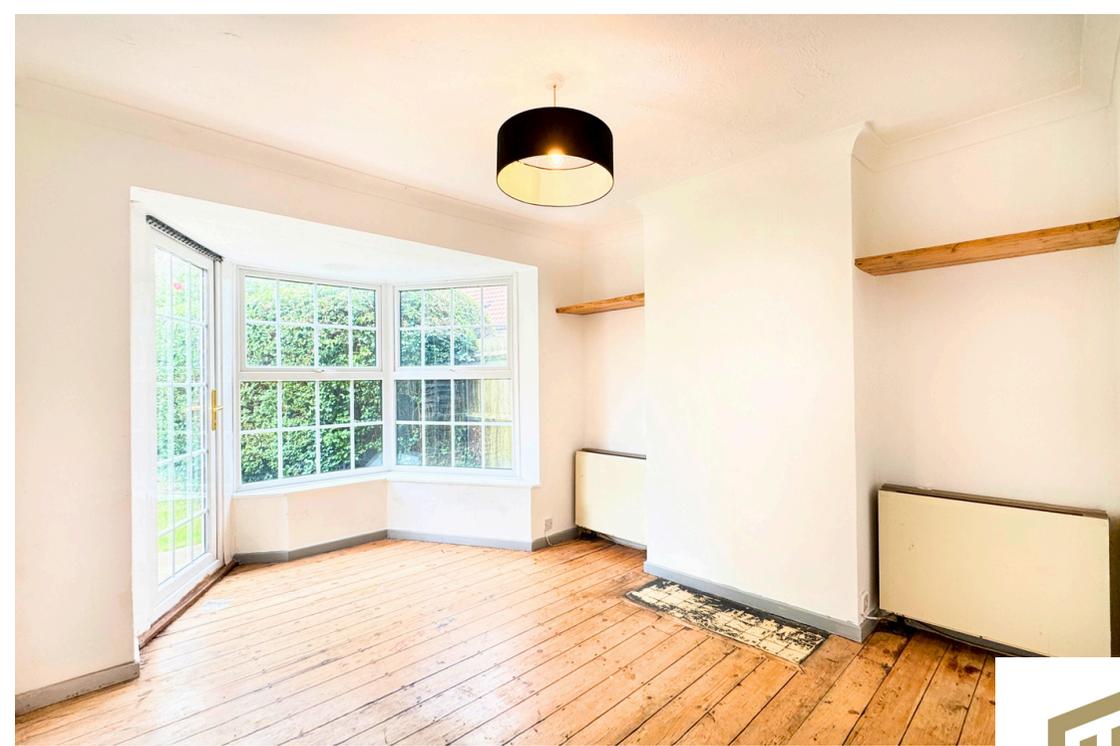


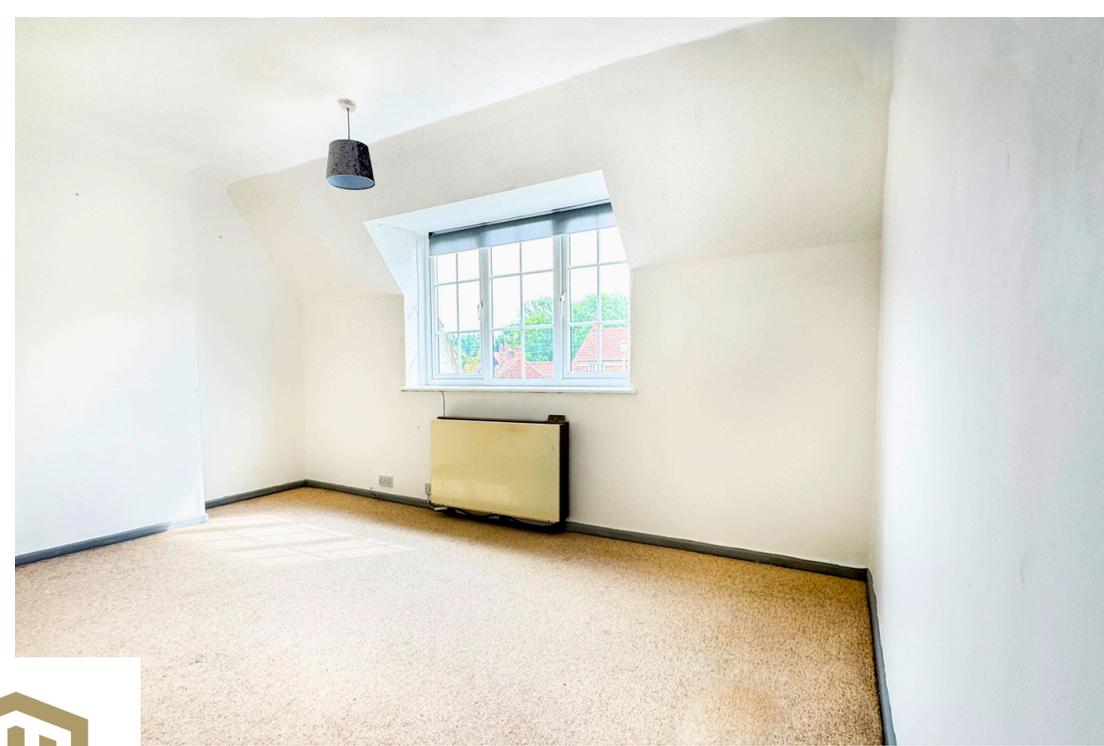
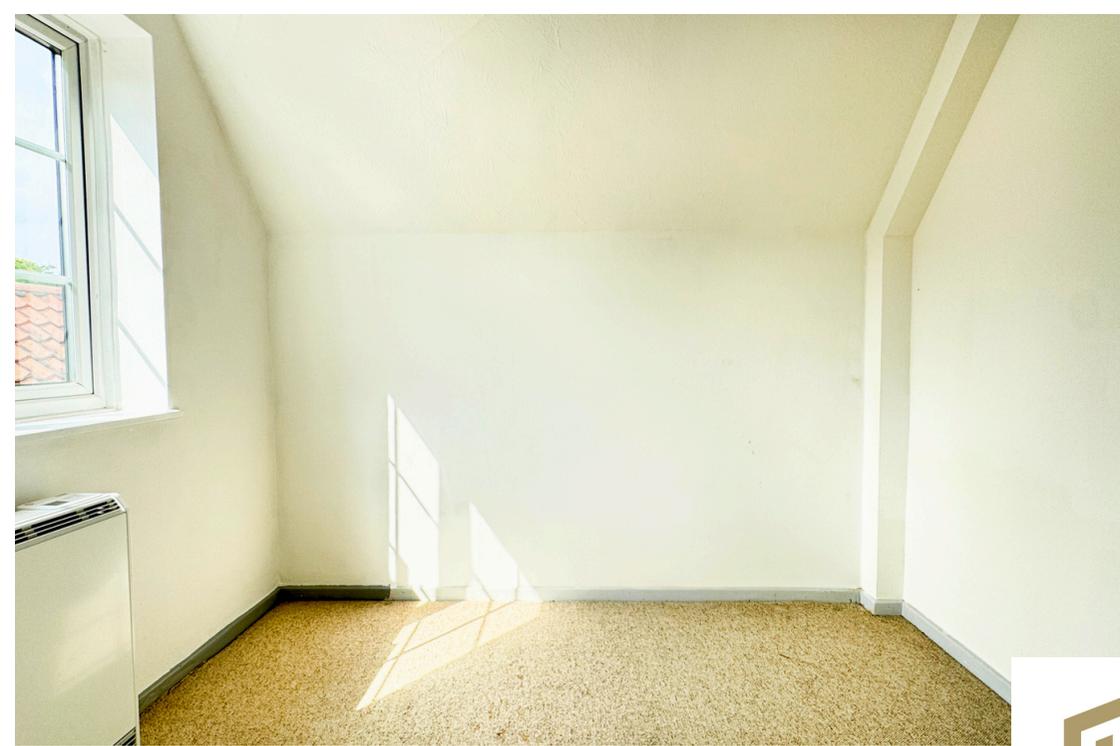
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LOCAL AUTHORITY  
Welwyn & Hatfield

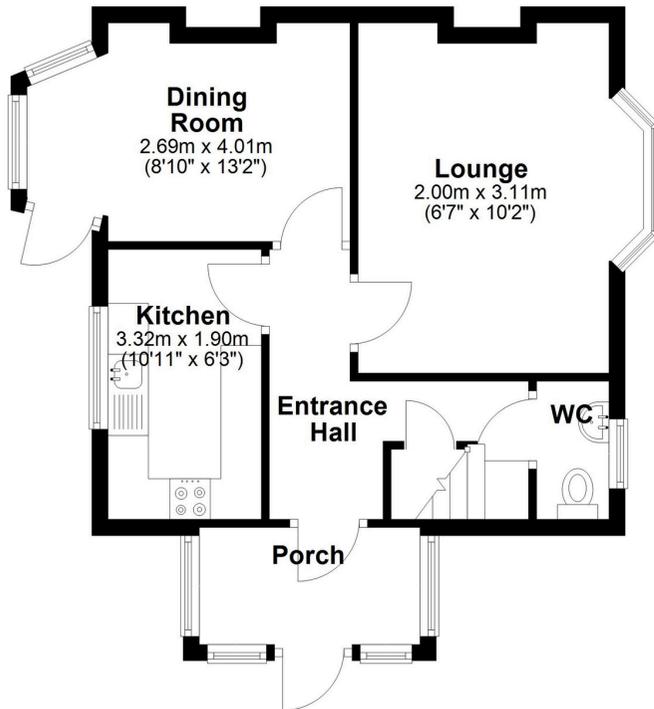
TENURE

COUNCIL TAX BAND  
E

VIEWINGS  
By prior appointment only

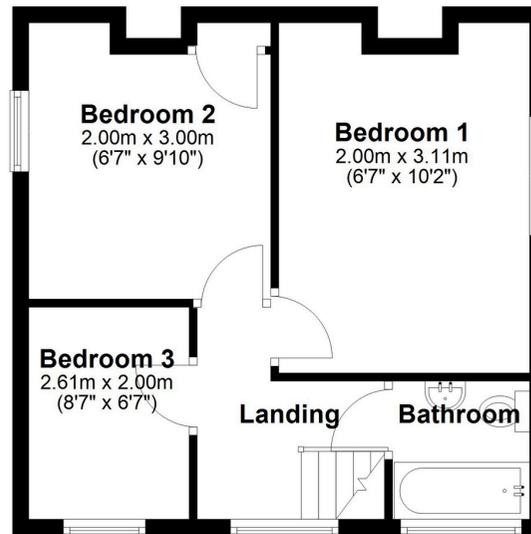
### Ground Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



### First Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 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



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