



Parkway, Welwyn Garden City, Hertfordshire, AL8 6HZ
Offers In Excess Of £525,000

Mid-terrace home on Parkway offering off-street parking and West Side living

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Property Summary

Positioned along one of the most desirable avenues in the highly sought-after West Side of Welwyn Garden City, this charming mid-terrace home offers an exceptional opportunity for young families, first-time buyers or those seeking to downsize without compromise. Set just a pleasant stroll from the town centre, the property blends everyday convenience with a peaceful residential setting.

Upon arrival, the property benefits from off-street parking sufficient for a couple of family-sized vehicles, ensuring practicality for modern living. Stepping inside, the welcoming sitting room provides a cosy retreat, complete with soft carpeting underfoot and gas centrally heated radiators that lend warmth and comfort.

To the rear, the kitchen/breakfast room forms the heart of the home, a sociable space ideal for relaxed family dining. The kitchen is fitted with an extensive range of white gloss storage cupboards and drawers, elegantly offset by wood-effect laminate worktops. An integrated electric oven and grill, electric hob, and space for an undercounter dishwasher cater to the needs of daily life, while a contemporary white vertical radiator adds a stylish touch. From here, double doors open into the conservatory, seamlessly linking the interior to the garden beyond.

A practical utility room sits adjacent, fitted with a second sink and plumbing for a washing machine, and offering direct access via a side door approached from the alleyway. Beyond the utility, the ground floor shower room features a walk-in cubicle, vanity wash hand basin, WC, and a rear-facing window, thoughtfully designed for functionality and light.

Upstairs, the accommodation continues to impress with two well-proportioned double bedrooms, each benefiting from built-in cupboard space. The family bathroom serves the first floor, appointed with a panel-enclosed bath and shower over, vanity wash hand basin, WC, and a heated towel rail, creating a fresh and comfortable environment.

Outside, the rear garden enjoys the established greenery so synonymous with the West Side of Welwyn Garden City, framed by mature shrubs, hedgerows, and a lawned area punctuated by a graceful tree. A small timber shed is situated at the garden's end, providing useful storage for tools or outdoor equipment.

Offered to the market with no onward chain, this delightful home presents the prospect of a swift and uncomplicated move, an inviting canvas on which to create a wonderful lifestyle.





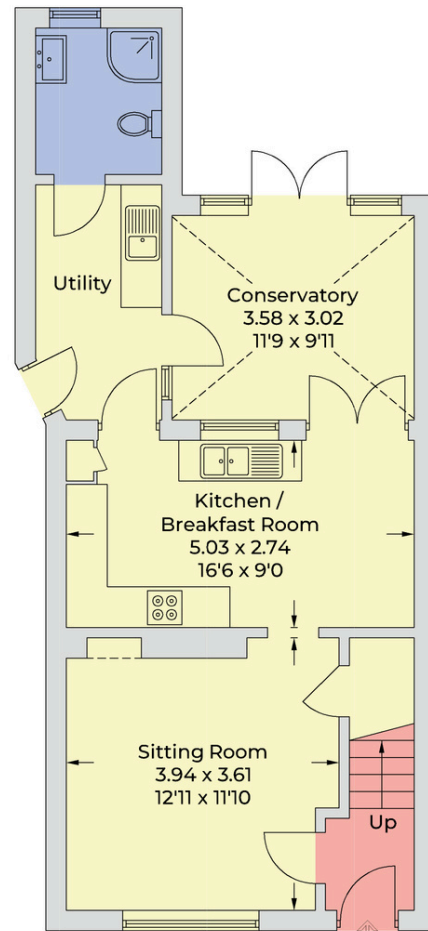




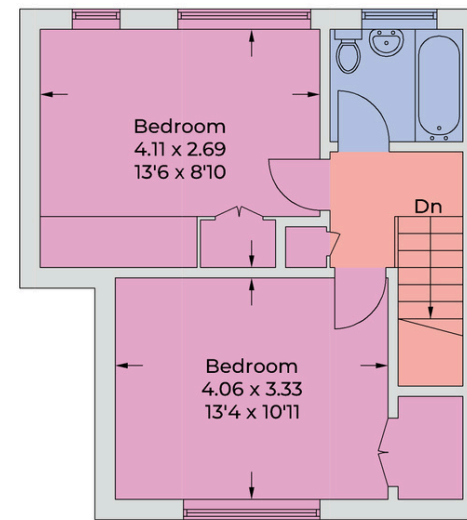




Approximate Gross Internal Area
Ground Floor = 58.7 sq m / 632 sq ft
First Floor = 39.0 sq m / 420 sq ft
Total = 97.7 sq m / 1,052 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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putterills.co.uk | 01707 393333 | wgc@puterills.co.uk

34 Wigmores North, Welwyn Garden City, Hertfordshire AL8 6PH

Property Information



Services:

Mains Water, Mains Electricity, Gas and Mains Drainage

Tenure:

Freehold

Local Authority:

Welwyn Hatfield

Council Tax:

Band D

EPC:

Band D (Rating 68)

Directions:

AL8 6H

Viewings:

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

Video Tour:

<https://www.youtube.com/watch?v=6qYOt0BDKzg>

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.