



PUTTERILLS

— est. 1992 —



Barleycroft Road, Welwyn Garden City, AL8 6JX  
Guide Price £750,000



## PROPERTY SUMMARY

Set on Barleycroft Road in the sought-after West Side of Welwyn Garden City, this three-bedroom home offers generous living space, a large rear garden, off-road parking and a garage. The property also presents clear scope to extend or modernise further (subject to planning permission).

Barleycroft Road is a highly regarded West Side location within easy reach of Welwyn Garden City town centre, the mainline station, well-regarded schools and numerous parks and green spaces.

A rare opportunity to secure a home with excellent space, charm and future potential in one of the area's most desirable pockets. (Leasehold, approx. 900 years remaining. Buyers should make their own enquiries regarding historic alterations.)

3



1



2











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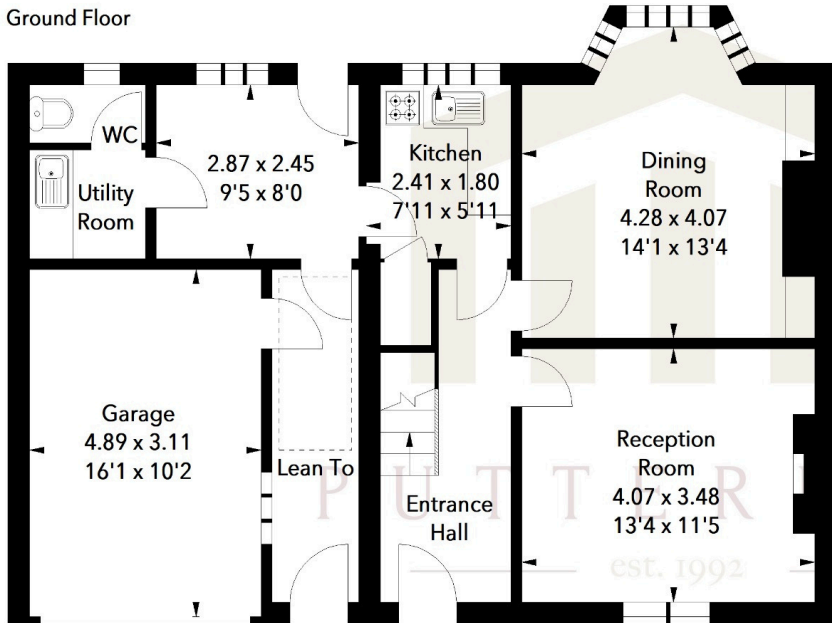
## Barleycroft Road, AL8

Approximate Area = 122.44 sq m / 1318 sq ft

(Including Garage)

Garage Area = 15.33 sq m / 165 sq ft

Ground Floor



First Floor

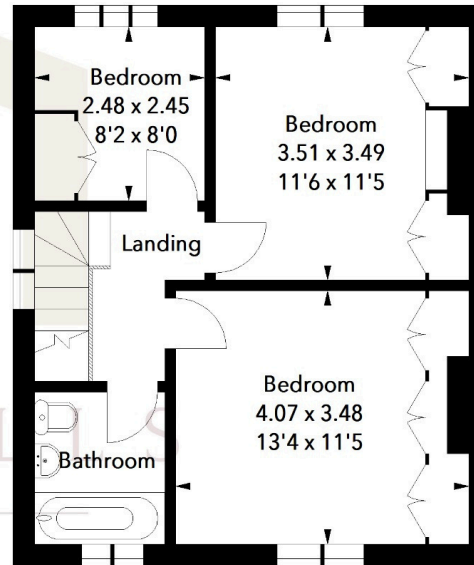


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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LOCAL AUTHORITY  
Welwyn Hatfield

TENURE Leasehold

COUNCIL TAX BAND  
E

VIEWINGS

By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 48 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



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