

# BELVOIR!

Welwyn  
9 High Street, Welwyn, Hertfordshire, AL6 9EE

Hangmans Lane, Welwyn, AL6 0TJ



Guide Price £975,000 Freehold

Call: 01438 717701

[belvoir.co.uk](http://belvoir.co.uk)

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A truly stunning, one of a kind, four-bedroom detached family home located on the highly sought after Hangman's Lane.

Just off Mardley Hill sits Hangmans Lane, a truly stunning and secluded road on the outskirts of Mardley Heath. Hangmans Lane is highly desirable due to its peaceful, yet highly accessible, location. The neighbourhood has a junior/mixed infant school and a parade of shops to include a sub post office, general convenience store, florist, fish and chip shop & a butchers. Just over a mile away is the truly picturesque village of Welwyn steeped in historic cottages, a hidden manor house, ancient ford, the Old Roman Baths & an independent Bakers. Welwyn Garden City is approximately 4 miles south and has more extensive leisure facilities, including a large shopping centre and John Lewis Department store. For the commuter, there is Welwyn North mainline station (2.9 miles away) with fast and frequent services into London and northwards, and the A1(M) Junction 6 (1.3 miles away), M1 and M25 for road links.



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### Current Owner's Thoughts

We came to Hangman's Lane from London years ago when our children were small, and fell in love with the light, space and clean lines of the house. We also loved the unusual "upside down" design which gives us a Birds Eye view of the woods, but also private space in the back. We were looking for somewhere with good schools and lots of space for kids to play, but a relatively easy care garden as we both worked full time, so the house was perfect for us. We loved that we could be at work in London within less than an hour, but also that we could walk out of our front door straight into beautiful woods and countryside. For us it was like having best of both worlds. We also loved the peace and quiet of the lane after a busy day, and friendly neighbours who have been kind, supportive and hospitable without being intrusive. Hangman's Lane has been a happy home and sanctuary for our family for many years, so although we are looking forward to a new chapter, we will be sad to leave. We hope the new owners love it as much as we have!

### Entrance Hall

Original parquet flooring, access to storage cupboard, access to airing cupboard (home to warm air heating system), stairs to upper level, doors leading to Shower Room and Bedroom Three.

### Landing

Original parquet flooring, stairs to the upper level, access to a number of storage cupboards, doors leading to Bedrooms One, Two and Three as well as the Family Bathroom.

### Dining Room

A beautifully airy room, with floor to ceiling, triple glazed windows to front aspect. Doors leading to the Sitting Room, the Kitchen and the Balcony.

### Sitting Room

Floor to ceiling, triple glazed windows to front aspect. Vaulted ceilings, inset spotlights, functional fireplace with stone hearth.

### Kitchen

A range of base and eye level units,

### Bedroom One

Oak flooring, vaulted ceilings, double glazed window to rear aspect and a range of fitted wardrobes.

### Bedroom Two

Oak flooring, vaulted ceilings, double glazed window to rear aspect and a range of fitted wardrobes.

### Bedroom Three

Carpet flooring, double glazed window to front aspect, range of fitted wardrobe, functional fireplace with stone hearth.

### Bedroom Four



Wood effect laminate flooring, pine ceilings and double glazed window to rear aspect.

### Family Bathroom



Partly tiled walls, double glazed opaque windows to rear aspect, panel enclosed bath with shower attachment overhead, low level flush w.c, pedestal hand wash basin, bidet and stainless steel mixer taps throughout.

### Shower Room

Tiled walls, walk in shower cubicle, pedestal hand wash basin, low level flush w.c, double glazed opaque window to front aspect.

### Garage

Large garage with up-and-over door, power and lighting, providing parking space for two vehicles or extra storage space.

### Outside



To the front of the house there is a secluded driveway, providing parking for numerous vehicles. To the side and rear there is a private garden, with lawn and decking areas perfect for hosting. There is a large shed in the rear garden, that has got plans to be turned into a separate annex.

### Agent's Notes

Belvoir are advised;  
Council tax - Welwyn Hatfield band G

### BELVOIR DISCLAIMER

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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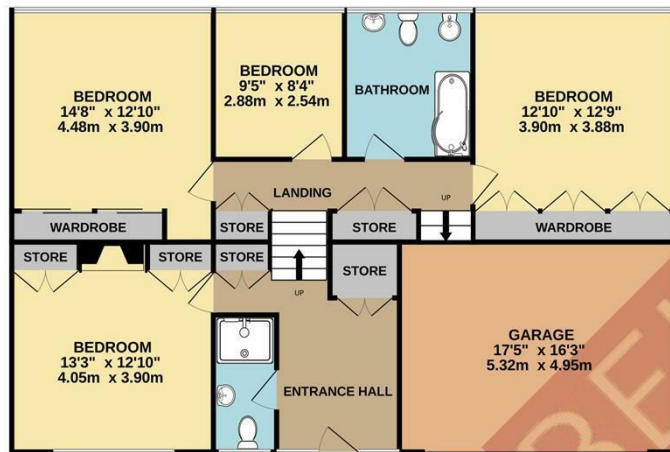
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

GROUND FLOOR  
1170 sq.ft. (108.7 sq.m.) approx.



1ST FLOOR  
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1913 sq.ft. (177.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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