



Because property is personal with...

Newfields, Welwyn Garden City

BELVOIR!

Guide price £449,995



Key Features

- THREE BEDROOM TERRACED HOME
- HIGHLY SOUGHT-AFTER WEST SIDE LOCATION
- POTENTIAL TO EXTEND (STPP)
- DRIVEWAY PARKING FOR TWO VEHICLES
- WALKING DISTANCE TO WELWYN GARDEN CITY CENTRE
- WALKING DISTANCE TO MAINLINE STATION
- EPC rating C





Belvoir Welwyn is delighted to bring to the market this charming three-bedroom, bay-fronted terrace home, located in the highly sought-after West Side AL8 of Welwyn Garden City. Nestled within the popular Handside area, this property is perfect for families and offers immense potential for future growth.

as the mainline station offering fast and frequent services to London Kings Cross, London Bridge, Moorgate, St Pancras, Farringdon and City Thameslink.

The home sits on a deep plot featuring a beautifully landscaped 60ft rear garden, ideal for both relaxation and play. The garden even includes a dedicated children's play area, making it a perfect retreat for families. To the front, a double driveway provides ample off-street parking and side access to the garden.

A rare opportunity to own a home with substantial development potential in one of Welwyn Garden City's most coveted locations—this property is a must-view to truly appreciate all it has to offer!



This property boasts a recently refitted bathroom, enhancing the home's move-in-ready appeal. Additionally, the property offers significant potential for extension—with ample scope for both a ground floor and loft conversion, subject to the usual planning consents, as neighboring homes have successfully undertaken.

The property enjoys a highly desirable position in the heart of the West Side of town. The local convenience store is situated a short walk away and Applecroft primary school and Stanborough secondary school are also close by. Welwyn Garden City town centre is just a 20 minute walk, offering popular amenities including John Lewis, the Howard Shopping Centre, library and Campus West, as well





Entrance Hall

Stairs to upper level, door leading to the Lounge.

Lounge 3.82m x 4.63m (12'6" x 15'2")

Large bay window to front aspect, door leading to Kitchen/Diner.

Kitchen/Diner 4.83m x 3.03m (15'10" x 9'11")

A range of base and eye level units, space for cooker, fridge freezer and plumbed for washing machine. Large pantry cupboard. Window to rear aspect, door leading to the Rear Garden.

First Floor Landing

Carpet flooring, access to loft.

Family Bathroom

Tiled flooring, tiled walls, panel enclosed bath with shower over, low level flush w/c and hand wash basin over vanity unit. Shaver point, window to rear aspect.

Bedroom One 3.11m x 3.75m (10'2" x 12'4")

Carpet flooring, window to front aspect.

Bedroom Two 3.11m x 3.03m (10'2" x 9'11")

Carpet flooring, window to rear aspect.

Bedroom Three 1.72m x 2.72m (5'7" x 8'11")

Carpet flooring, window to front aspect.

Rear Garden

Landscaped 60ft rear garden with paved patio area. Lawn area, children's play area and a further patio area at the top of the garden.

Driveway

Block paved driveway providing off street parking for two vehicles.



Agent's Notes

Belvoir are advised:
Council Tax - Welwyn Hatfield band D

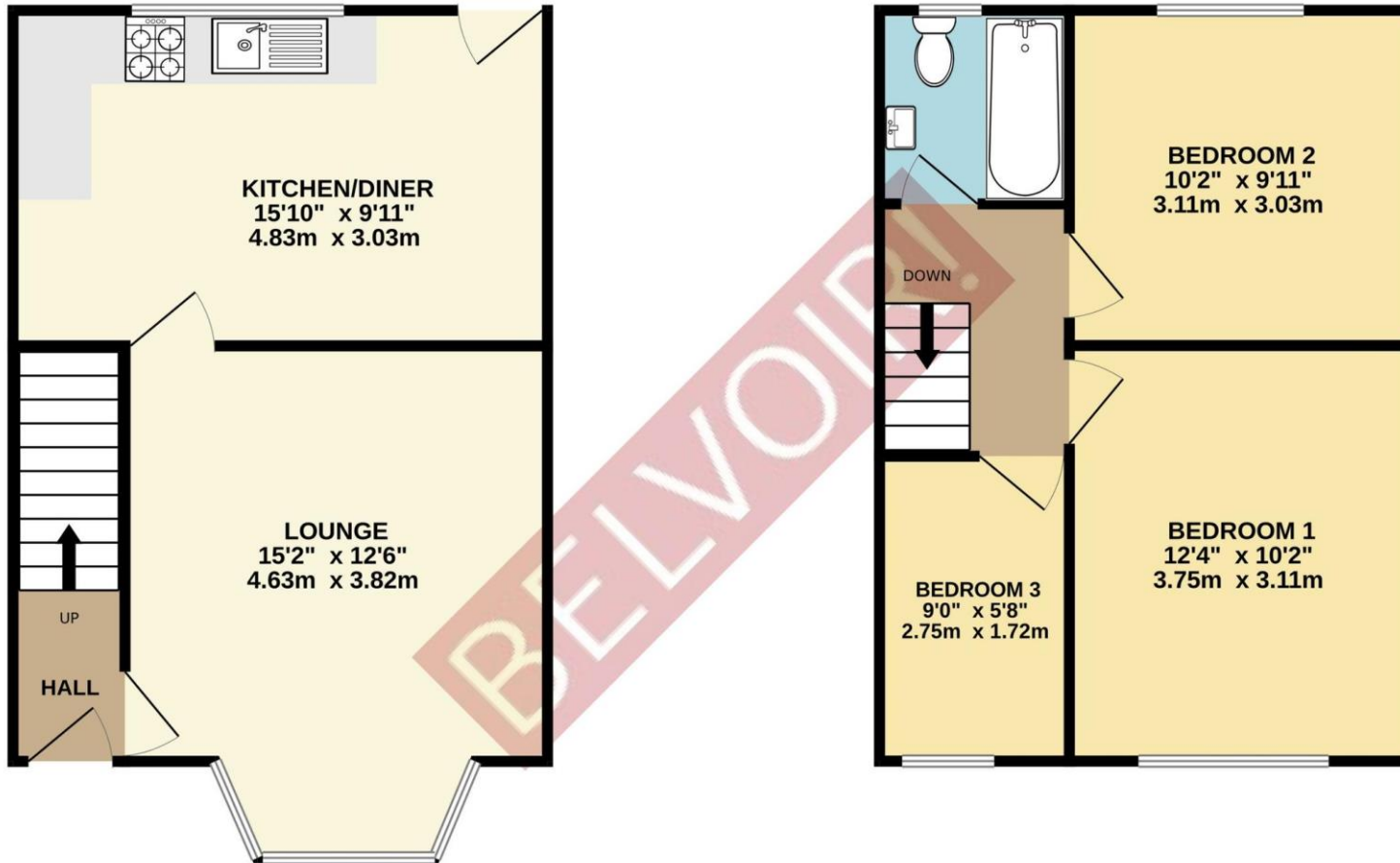
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GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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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