



Because property is personal with...

Danesbury Park Road, Welwyn

# BELVOIR!



**Guide price £225,000**



### Key Features

- CHAIN FREE
- OVER 55'S DEVELOPMENT
- ENSUITE AND WALK-IN WARDROBE TO MASTER
- PRIVATE SIDE AND REAR GARDEN
- DRIVEWAY PROVIDING PARKING FOR ONE VEHICLE
- PEACEFUL & SOUGHT AFTER LOCATION
- EPC rating TBC
- Leasehold





Beautifully Situated Park Home for Over 55s in Welwyn

Located in the highly sought-after area just off Danesbury Park Road, this charming park home offers a tranquil and flexible living environment, perfect for those aged 55 and over. Nestled within walking distance of the stunning Mardley Heath Nature Reserve, this home provides an inviting retreat with a variety of living spaces and is offered for sale chain-free.

#### Key Features:

**Spacious Accommodation:** The property boasts a welcoming entrance hall and a bright and airy lounge/diner. Additionally, there is a versatile third room, ideal as a home office or an extra bedroom.

**Modern Kitchen:** Fully fitted with ample storage, with a separate Utility Room for added convenience.

**Two Double Bedrooms:** Both well-proportioned and tastefully decorated, providing ample space and comfort. With a third bedroom perfect for a spare room/study!

**Family Bathroom:** Featuring all the essentials, including a bath with shower over. There is also an en-suite shower room to the master bedroom

#### External Features:

**Private Garden:** A mature, well-maintained garden that provides a peaceful outdoor space for relaxation and entertaining.

**Driveway:** Convenient off-road parking for residents, right at the front of the home.

This well-maintained park home community is designed for retired and semi-retired residents aged 55 and over, with no permanent children residents allowed, ensuring a peaceful and serene living environment.

Viewings are highly recommended to appreciate everything this lovely home has to offer. Don't miss this rare opportunity to enjoy tranquil living in such a desirable location.

#### Entrance Hall

**Lounge/Diner** 5.06m x 5.95m (16'7" x 19'6")

**Kitchen** 3.99m x 2.91m (13'1" x 9'6")

**Utility Room** 2.19m x 2.39m (7'2" x 7'10")

#### Bathroom

**Bedroom One** 3.4m x 2.91m (11'2" x 9'6")

#### En-Suite

**Bedroom Two** 3m x 3.04m (9'10" x 10'0")

**Bedroom Three** 2.7m x 2.03m (8'11" x 6'8")

#### Outside

#### Agent's Notes

Belvoir are advised:

Site fees - £197 per annum

Council Tax - Welwyn Hatfield band A

#### 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.

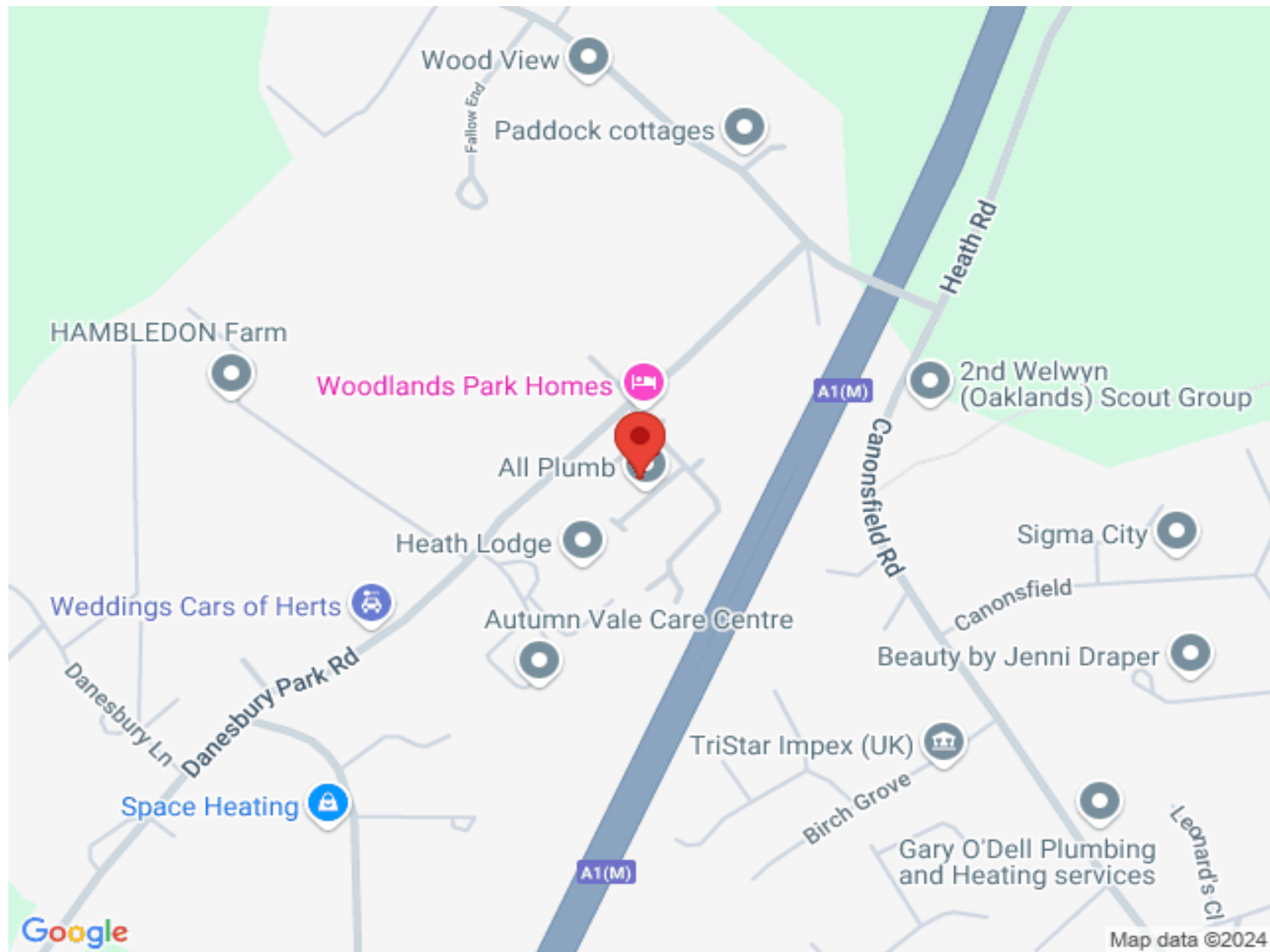
GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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