



Birchall Wood, Welwyn Garden City, AL7 2HL

Offers over £575,000

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LATCHAM
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this four bedroomed detached home situated in a corner of this quiet and popular Cul-de-sac.

The property offers versatile accommodation and would suit a growing family or someone who is a keen Gardner yet longs for peace and quiet. The accommodation offers - Entrance hall, 18' lounge, separate dining room, a large walk in cupboard that is big enough to be used as an office space and is currently used as a study, kitchen with fitted double oven and gas hob, utility room, cloakroom and a 22' ft wide conservatory that looks out onto the wonderfully private 100ft rear garden.

Upstairs there are four good sized bedrooms, three of which come with built in wardrobes. There is also the family bathroom.

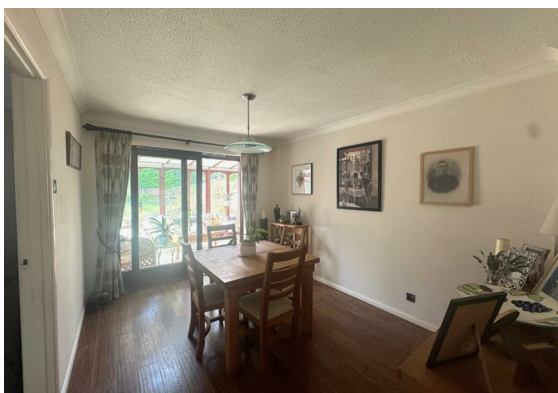
The Warm air gas boiler was replaced just over two years ago.

This is a great home in a great location and is looking for its next owner to enjoy the peace and quiet of this quiet location.

This property is situated in a popular Panshanger location within a short drive to Welwyn Garden City town centre, which offers a wide range of amenities and shops including John Lewis and Waitrose. There is also a Morrisons superstore within walking distance. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via roads is the A1(M) which is within easy access. Renowned local primary and secondary schooling, Morrisons supermarket, a Tesco Express, local sports clubs and playing fields are within walking distance.

The property is offered for sale with no chain.

Entrance Hall
9'5 x 6'7 (2.87m x 2.01m)





Cloakroom
4'10 x 4'5 (1.47m x 1.35m)

Walk in cupboard/Study
4'10 x 4'6 (1.47m x 1.37m)

Kitchen
10'1 x 9'3 (3.07m x 2.82m)

Dining Room
13'1 x 9'5 (3.99m x 2.87m)

Lounge
18'8 x 11'9 max (5.69m x 3.58m max)

Utility Room
7'9 x 6'5 (2.36m x 1.96m)

Conservatory
22'8 x 8'11 (6.91m x 2.72m)

First Floor

Landing

Bedroom One
11'9 x 9'10 (3.58m x 3.00m)

Bedroom Two
9'5 x 8'3 (2.87m x 2.51m)

Bedroom Three
9'6 x 7'6 (2.90m x 2.29m)

Bedroom Four
9'5 x 7'6 (2.87m x 2.29m)

Bathroom
7'1 x 6'5 (2.16m x 1.96m)

Outside

Front Garden

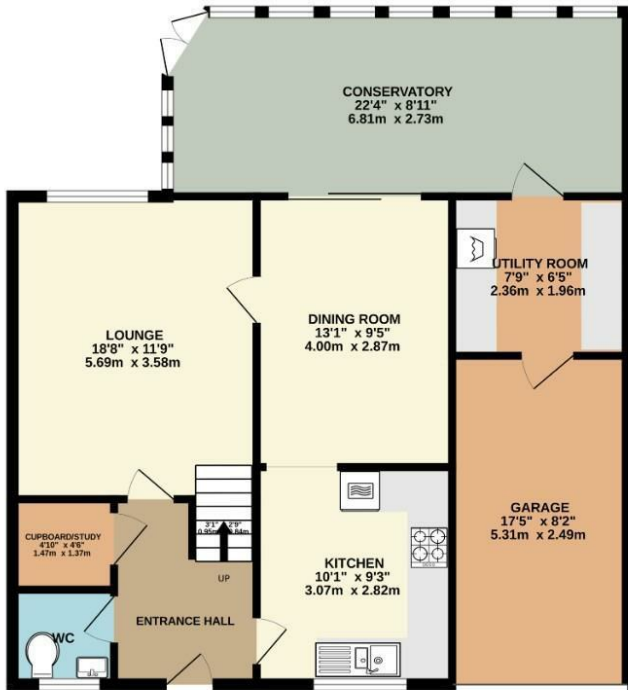
Rear Garden

Garage
17'5 x 8'2 (5.31m x 2.49m)

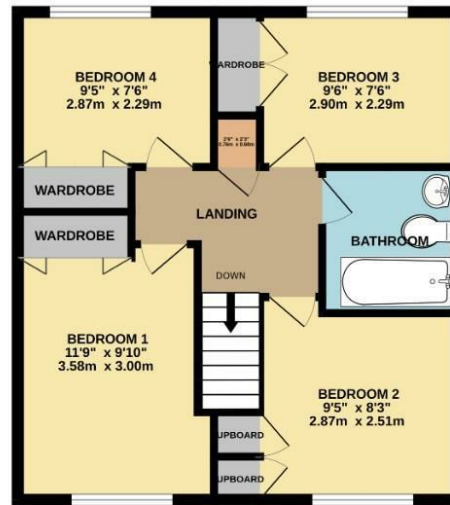
Parking



GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.

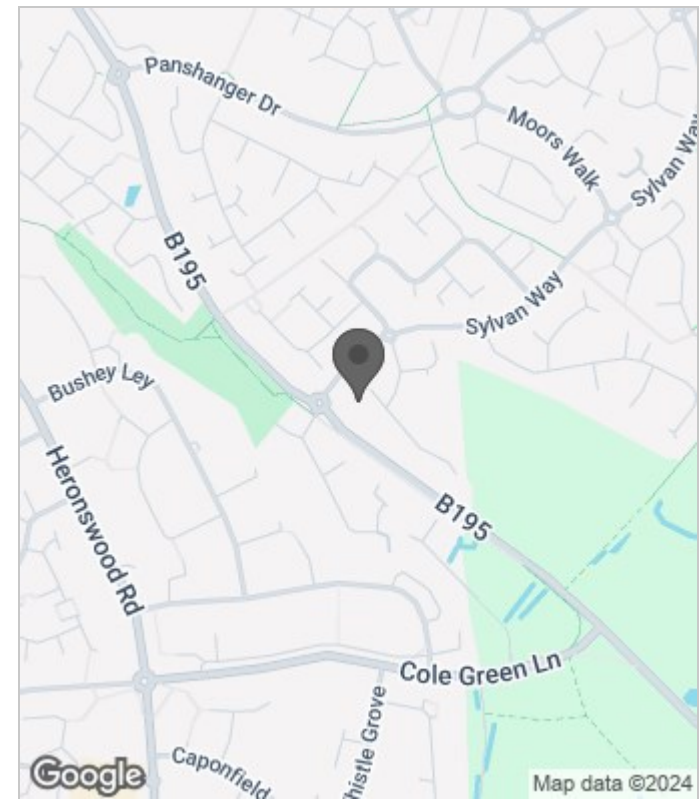


1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	68
England & Wales	EU Directive 2002/91/EC	

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