



74 Peartree Lane

Welwyn Garden City, Hertfordshire AL7 3UH

Gavin Mills
POWERED BY

UK



74 Peartree Lane

Guide Price £500,000

A well presented, two bedroom detached home, available for sale for the first time in 64 years.

Built in 1929 and conveniently located within walking distance of Welwyn Garden City train station and shopping centre, this delightful property has a beautifully presented, westerly facing rear garden along with a wealth of potential for further extension or remodelling, subject to relevant planning permissions.

The kitchen is open plan to the dining room which has double doors opening to the rear garden and access to a walk through pantry which leads to the integrated single garage. On the first floor, there are two bedrooms, both with a range of built-in storage. The main bedroom has a small feature fireplace.



The entrance hall has stairs rising to the first floor along with access to a recently refitted shower room with WC. The sitting room has a feature fireplace with an inset gas fire and a large bay window to the front aspect with fitted window seating and storage below.

Outside

To the front of the property, there is a driveway ahead of the single garage with off-street parking for 2/3 vehicles. A path leads through the front garden to the front door and gated side access to the rear.

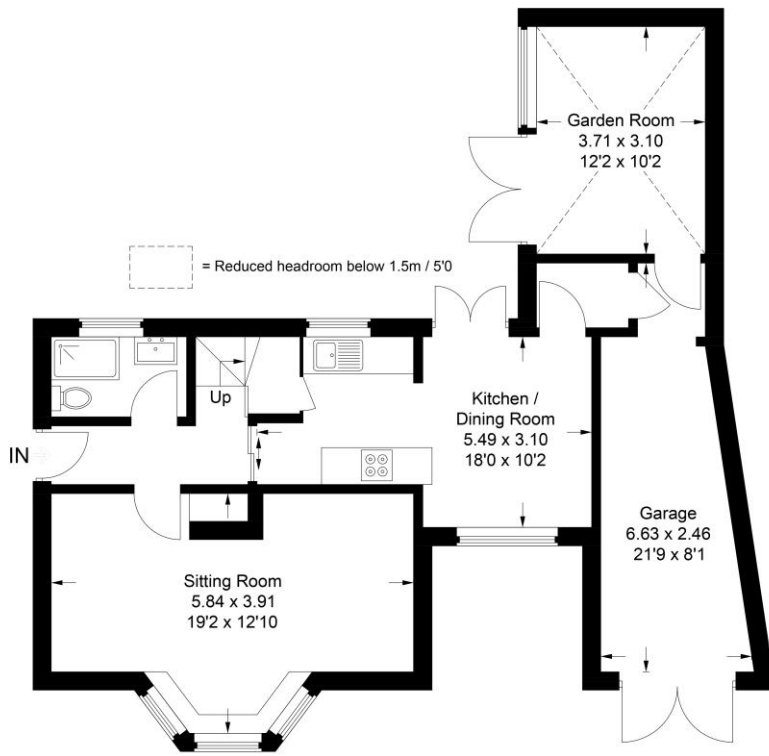
The kitchen has a range of fitted wall and base level units with worktops over and an inset sink and drainer. There is space for an oven, a fridge, a washing machine and a dishwasher.

The westerly facing rear garden is laid to lawn with a variety of mature flower and shrub beds and hedge borders. There is a part-sheltered patio seating area along with a garden room, a store shed and a greenhouse.

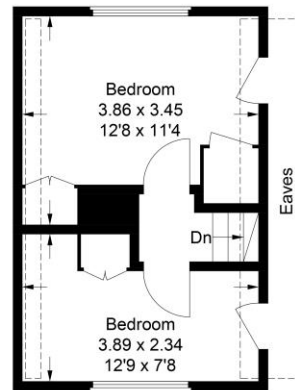


Call Gavin Mills to arrange a viewing on **07971 807 341**

Approximate Gross Internal Area
 (Including Garage & Excluding Eaves)
 Ground Floor = 69.7 sq m / 750 sq ft
 First Floor = 22.9 sq m / 246 sq ft
 Total = 92.6 sq m / 996 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.