



3 Bedrooms



1 Shower Room
1 Cloakroom



2 Reception Rooms



Large Driveway



South West Rear Garden
with Garden Cabin



EPC Band C

Council Tax
Band: E
(£2,800.97 Apr 25/Mar 26)

Local Authority
Welwyn & Hatfield Borough
Council

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Forresters Drive, Welwyn Garden City, AL7 2JQ
Offers in Excess of £600,000 Freehold

Forresters Drive, Welwyn Garden City

Situated in a popular Panshanger location, this fully renovated, spacious, three bedroom detached family home boasts a wonderful garden room and is beautifully presented throughout.

Description

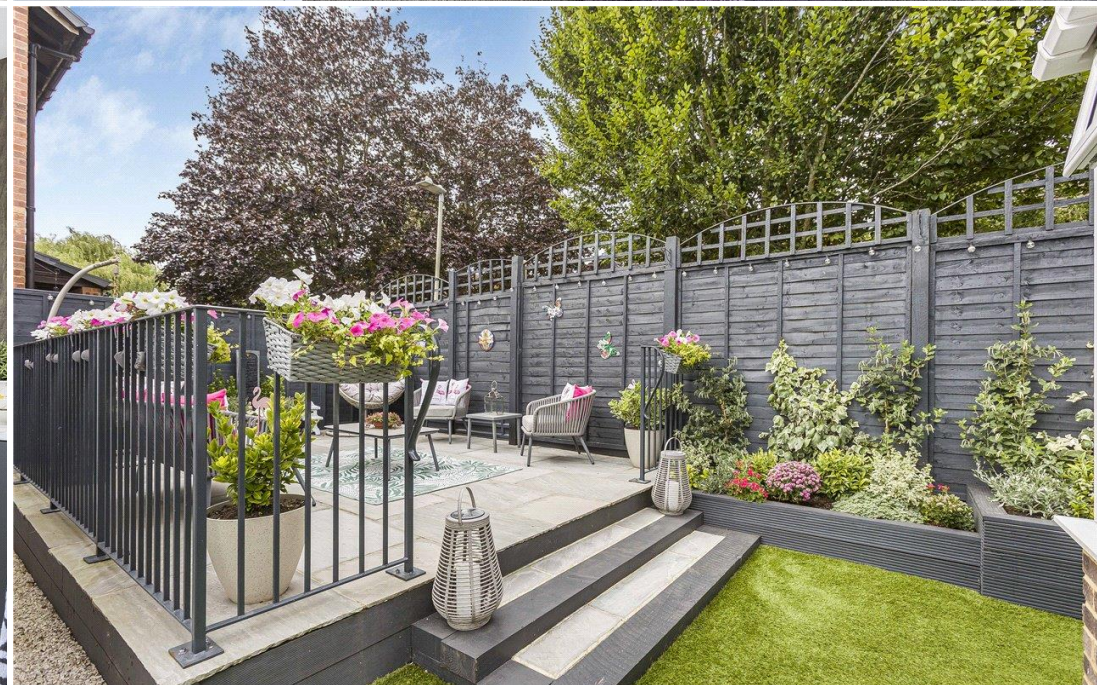
This lovingly refurbished, superb family home exudes warmth and comfort throughout. Moving from room to room, one appreciates the smooth flow of the property. The ground floor benefits from a cloakroom located conveniently off the bright entrance hall. A modern, stylish electric fire provides an attractive focal point to the spacious lounge and internal double doors lead into the vast conservatory at the rear. The large family kitchen has mainly integrated appliances, a smart DeLonghi range cooker with 5 ring gas hob and an American style fridge/freezer which will remain. There is a range of storage units, a deep cupboard currently housing a tumble dryer, a further large built-in cupboard with lighting and a breakfast bar. A broad sliding door leads from the kitchen into the bright conservatory, which benefits from a new roof and stretches right across the rear of the property, providing plenty of room for a large dining table. The whole of downstairs has an easy 'flow' to it. The attractive, landscaped rear garden is accessed from the conservatory and has a beautiful decked sun terrace and an impressive, as-new garden cabin with power and Sky TV. Smart, raised flower beds and aesthetic garden lighting create a delightful, relaxing atmosphere and there is access to the front of the property around both sides. The property's attractive frontage is complemented by a smart brick-paved driveway, providing ample parking for two vehicles. Upstairs, three double bedrooms are served by a generous, modern shower room, with an exceptionally large shower, stylish built-in vanity units and heated towel rail. A large landing cupboard houses the boiler and provides useful storage. The third bedroom, currently being used as a generous dressing room, has a deep, built-in cupboard over the stairs and full length wardrobes along the entire length of one wall.

This truly delightful family home has been finished to a very high standard throughout and offers the enviable opportunity to move in and enjoy everything it has to offer straightaway.

Location

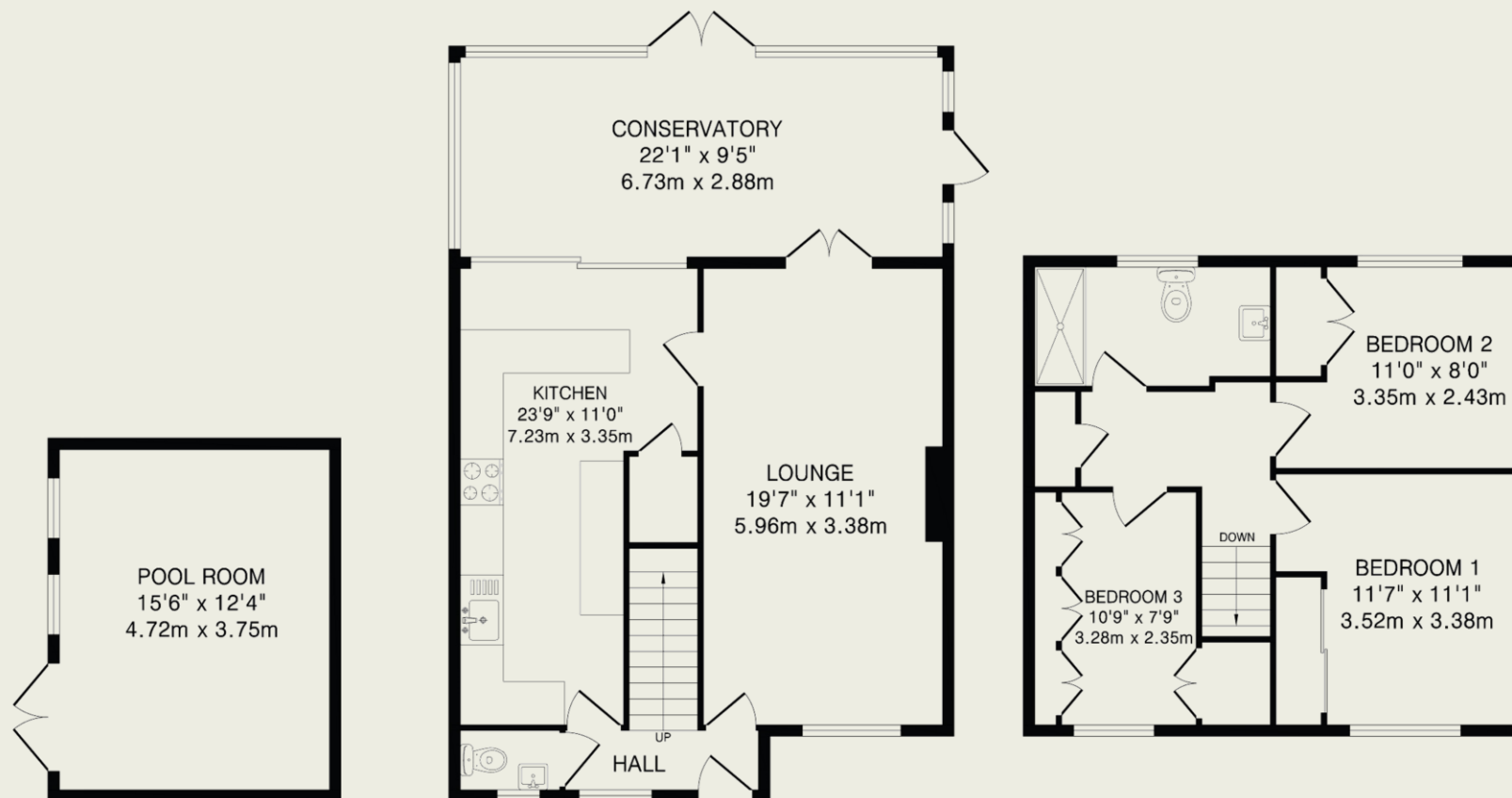
Forresters Drive is a popular road in the Panshanger district of Welwyn Garden City. The local area offers schooling for all age groups along with a generous parade of shops, Morrisons superstore and Panshanger public golf course. More extensive shopping and leisure facilities are three miles drive away in Welwyn Garden town centre, along with a mainline rail station (London Kings Cross 28 minutes by fast service). There are also a number of parks and nature walks nearby.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Outbuilding
191 sq.ft.(17.7 sq.m)approx.

Ground Floor
707 sq.ft.(65.7 sq.m)approx.

First Floor
461 sq.ft.(42.8 sq.m)approx.

TOTAL FLOOR AREA: 1359 sq.ft.(126.2 sq.m)approx.
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