







-  3 Bedrooms
-  2 Bath/Shower Rooms
-  2 Reception Rooms
-  Driveway
-  Large Rear Garden
-  EPC Band D

Council Tax
Band: F £3,310.24 (25/26)

Deposit £2,596.15
Holding Deposit £519.23



Barleycroft Green, Welwyn Garden City, Hertfordshire, AL8
Asking Price £2,250 PCM

Barleycroft Green, Welwyn Garden City, Hertfordshire, AL8

Benefiting from a fabulous plot, this much improved detached family home is situated in a sought after cul-de-sac close to the town centre, mainline station and popular local schooling.

Description

This beautifully improved Garden City home offers a fantastic opportunity to rent a traditional property in a peaceful, sought-after cul-de-sac.

The welcoming entrance hall leads into a bright and spacious living/dining room, featuring a fireplace and triple-aspect windows, including a bay window at the rear. Double doors open directly onto the garden, enhancing the room's airy feel.

The kitchen enjoys garden views and offers ample storage, worktops, and a breakfast bar. A separate utility room and an adjoining study/fourth bedroom add to the home's versatility. A stylish modern bathroom completes the ground floor.

Upstairs, the principal bedroom benefits from triple-aspect windows, while two additional bedrooms are served by a sleek shower room.

Outside, the front driveway offers off-street parking for two or three vehicles. The beautifully maintained rear garden features a lush lawn, mature trees, and shrubs. A garden office with double doors provides a peaceful workspace, surrounded by nature.

Recent improvements include a new boiler and central heating system, uPVC double glazing, and upgraded roof and wall insulation, ensuring modern comfort in this charming home.

Location

Barleycroft Green is one of the premier cul-de-sacs in the heart of the sought after 'West Side', particularly well placed, a short walk from Applecroft School and surrounded by similar high quality housing stock. The town centre's amenities including John Lewis and mainline rail services are within easy reach. Gosling Sports Stadium and Stanborough Lakes are also close by.

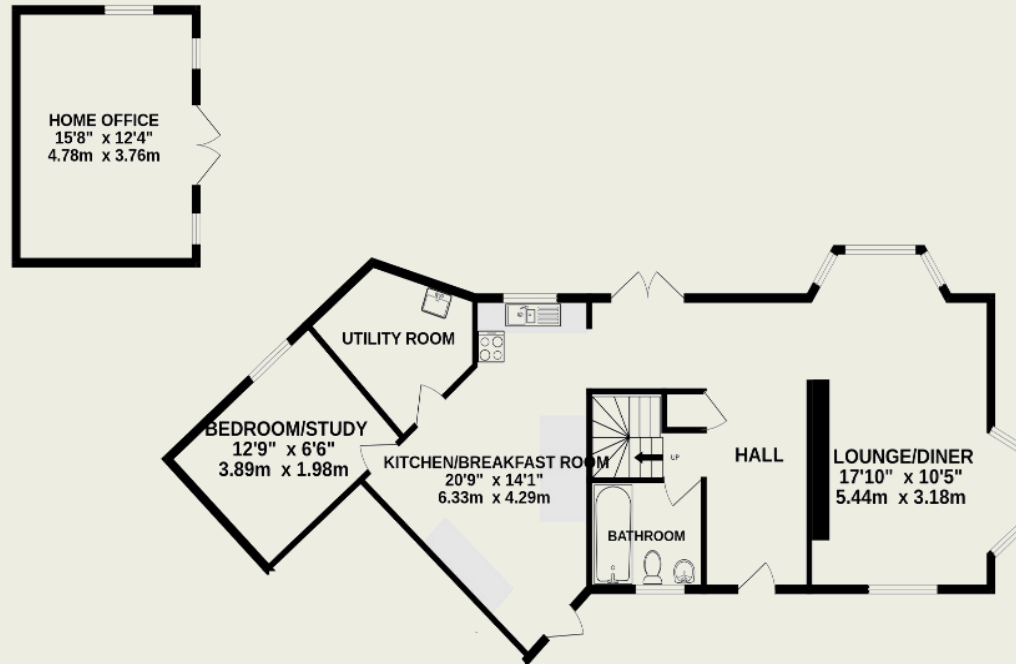




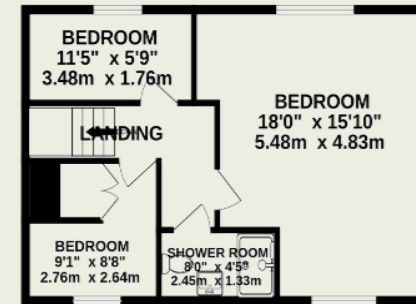
Important Information

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GROUND FLOOR
1145 sq.ft. (106.4 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1577sq.ft. (146.5 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.