



GREENHILL

7 Pelham Court

, Welwyn Garden City, AL7 2LL

Offers in excess of £415,000





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Greenhill Estates is thrilled to present this deceptively spacious four-bedroom home located in the highly sought-after area of Panshanger, Welwyn Garden City. The current owners have thoughtfully extended the property to provide additional living space and have completed a loft conversion to accommodate a fourth bedroom.

Upon entering the ground floor, you are greeted by a generous hallway leading to both the kitchen-diner and the lounge area. The kitchen features a range of comprehensive units and ample space for all necessary appliances, alongside a dining area that comfortably seats up to eight people. The hallway then guides you to the lounge, an ideal spot for evening relaxation, with patio doors that open into a large conservatory. This conservatory serves as an additional living or dining space, perfect for various uses.

Ascending to the first floor, you will find three well-appointed bedrooms all with fitted wardrobes and a family bathroom with a separate WC. The top floor houses the fourth bedroom, complete with fitted wardrobes that provide ample storage.

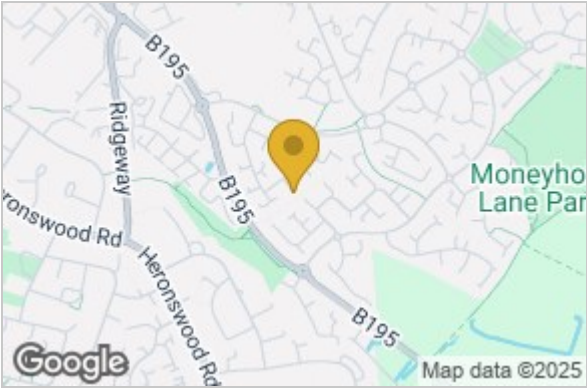
The beautifully landscaped garden, boasting a southerly aspect, includes rear access and a storage shed. The garden features a patio area and an astroturf lawn, ensuring low maintenance.



Location:



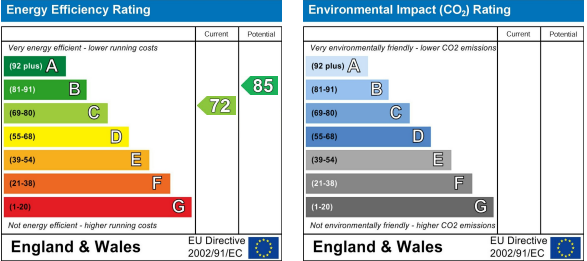
## Area Map



## Floor Plan



## Energy Efficiency Graph



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