



Connells

Wellcroft Road
Welwyn Garden City



Property Description

An opportunity to purchase this two bedroom home which offers great scope for further potential. Please see quote from the current owner, which speaks for itself! " We're really going to miss the wonderful community on Wellcroft Road; people take care of each other, are kind and friendly, often sharing useful information, preloved goods and the occasional joke over the street WhatsApp group. It's a moments walk to the local school, which has an ambitious new head teacher. Spring and summer are the best time to enjoy the garden - we've spent almost seven years organically growing soft fruit and veg, cherries, apples, pears and plums, along with spring bulbs and ornamentals. It's also when Wellcroft Road is covered in cherry blossoms. It's a quiet and gentle place to raise a family, with King George's playing fields, Woodhall library, Post Office and shops within ten minutes walk".

Welwyn Garden City is located in Hertfordshire and was the second Garden City in England. The town offers a wide range of amenities and shops including John Lewis Department store, The Howard shopping centre and Waitrose. The Mainline Rail Station has direct routes to London Kings Cross (In less than 30 minutes) and the Town also has great access to the A1(M).

Entrance Hall

Tiled floor. Stairs to the first floor. Door to Living Room.

Living Room

10' 9" x 15' 2" (3.28m x 4.62m)

Bright, south facing room with engineered wood flooring, leading through a feature arch to....

Kitchen/Diner

18' 3" x 9' max (5.56m x 2.74m max)

Renovated within the last five years, this open plan kitchen and dining space features a large double glazed window and triple glazed French door overlooking a mature garden. Belfast sink with Grohe mixer tap, Minerva worktops over minimalist cupboards and drawers, integrated fridge freezer, dishwasher and oven, induction hob with extractor fan. Handy under-stair cupboard. Tiled flooring and splashbacks.

Utility Room/Boot Room

7' 9" x 11' 7" (2.36m x 3.53m)

UPVC window and doors providing access to front and rear gardens. Worcester gas boiler. Ample space for washing machine/tumble dryer, plus outdoor gear in the larder style cupboard. Architect-drawn plans included for conversion into a utility/downstairs toilet in the style of your choice.

Landing

Light space, with window to the side and airing cupboard. Access to partially boarded, well insulated loft. Gable end roof. Architect drawn plans provided for a double bedroom conversion with ensuite.

Master Bedroom

9' 5" x 17' 5" max (2.87m x 5.31m max)

A large double with south facing window and a view of the front garden and radiator. Over stairs cupboard, and three full height double PAX wardrobes with drawers and lights.

Bedroom Two

18' 9" into recess x 12' into recess (5.71m into recess x 3.66m into recess)

A comfortable double bedroom, with radiator and double glazed windows overlooking rear garden.

Bathroom

7' 11" x 4' 6" (2.41m x 1.37m)

Walk-in rain shower, toilet, sink and cupboard unit, underfloor heating, subway tiled walls, hand sensor lit mirrored bathroom cabinet, obscured glass window to the side.

Front Garden

Large private drive with one paved space (and potential for multiple cars), lawn area and planted bed with cherry tree and soft fruit bushes.

Rear Garden

Large garden with paved area adjoining the house, lawn and many mature beds with fruit trees, shrubs and edible perennials. Fencing and hedging around boundaries and path leading to studio.

Studio/shed

12' 9" x 9' 6" (3.89m x 2.90m)

Lockable, lined, insulated, and benefiting from electricity and Wi-Fi, the studio makes a

fantastic home office, spare bedroom or gym. The separate potting shed has electricity and a small side window. Dimensions for this are: total footprint 20X10 feet; Studio/Office 13x10 feet; Potting Shed 7X10 feet.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

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Tenure: Freehold



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