



85, Hardings, Welwyn Garden City

AL7 2HA

Price Guide £595,000



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## 85 Hardings, Welwyn Garden City, Hertfordshire, AL7 2HA

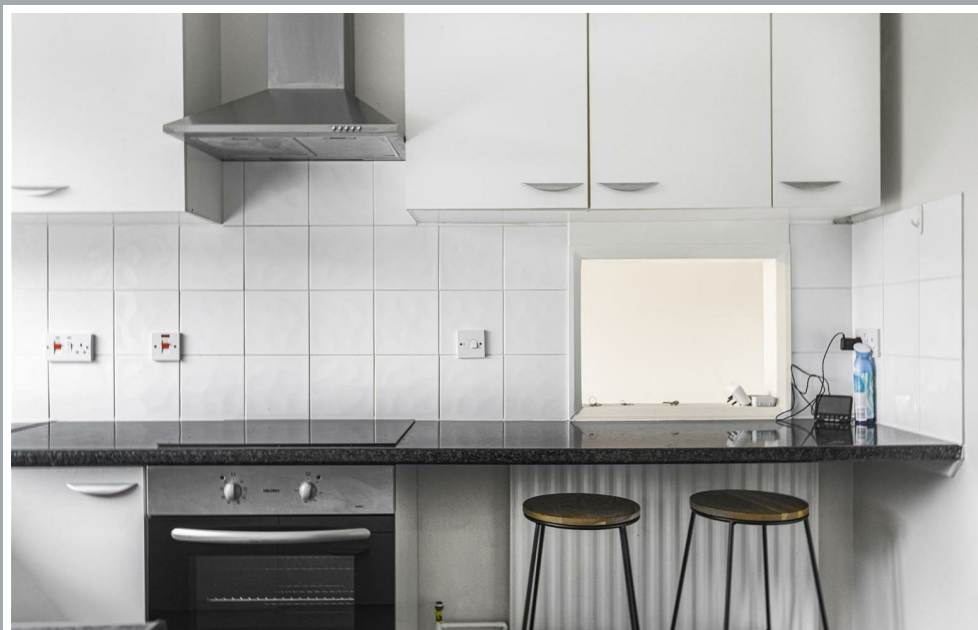
EXCELLENT SCOPE FOR IMPROVEMENT WITH LARGE PLOT of 0.175 of an acre - A rare opportunity to purchase this spacious 3 bedroom detached family home occupying a generous corner plot in this popular residential road in the heart of Panshanger. The property comprises of an entrance hall, large living/dining room, kitchen, utility room and a downstairs wc on the ground floor. On the first floor, there are 3 bedrooms and a family bathroom. Externally, there is driveway parking, a larger than average single garage and generous corner plot gardens. The property has ample space for extending and remodelling (subject to the usual consents). Chain Free - Call Today.

The property is located within the popular Panshanger and is particularly well placed for access to open parkland and countryside with Moneyhole playing fields and Birchall Wood adjacent. Panshanger offers schooling for all ages, local shops and doctor's surgery, along with easy access to the town centre and all major road links (A414 Hertford & A1M motorway). The town centre which is 2 miles away provides all high street shopping amenities- John Lewis, Marks & Spencer, Waitrose supermarket and mainline rail station (London Kings Cross 25 mins).



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



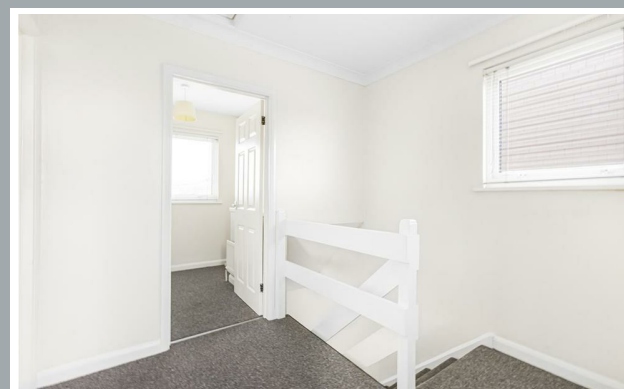


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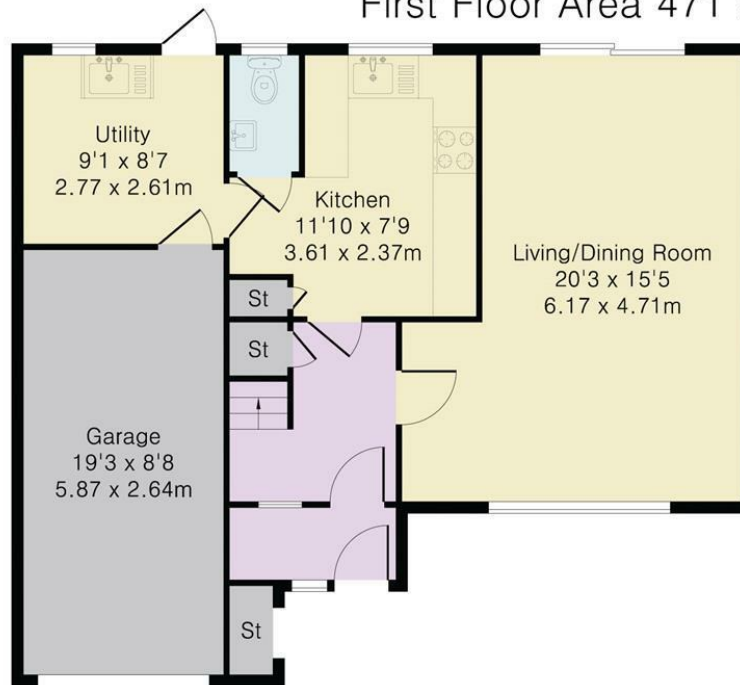


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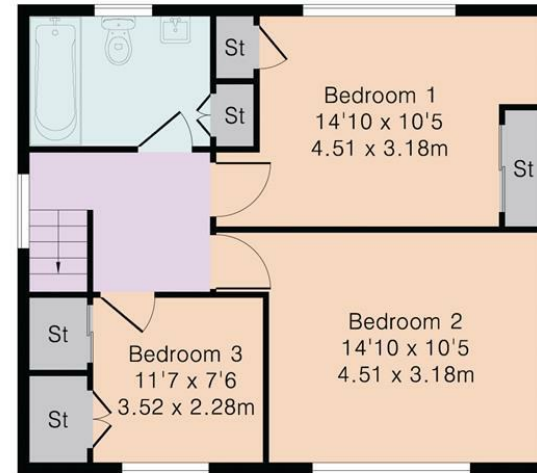
**Approximate Gross Internal Area 1240 sq ft - 115 sq m**

Ground Floor Area 769 sq ft – 71 sq m

First Floor Area 471 sq ft – 44 sq m



Ground Floor



First Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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