



PUTTERILLS

est. 1992

£2,300 PCM
School Lane

Welwyn, AL6 9PJ

PROPERTY SUMMARY

Perfectly positioned just a short walk from the village high street and surrounded by glorious open countryside, this well-maintained semi-detached home enjoys a generous ground floor extension and offers versatile living space ideal for family life.

Approached via steps leading through a beautifully landscaped front garden, the property makes a strong first impression. On entering, a spacious porch provides practical storage for coats and shoes, leading into a welcoming hallway.

To the front, a large reception room offers flexible use—ideal as a living room, home office or 4th bedroom if required. A modern family bathroom and separate cloakroom are also conveniently located on the ground floor.

The real heart of the home lies to the rear, where a substantial extension creates an impressive open-plan living area, thoughtfully designed for modern family living. This light-filled space incorporates a stylish kitchen with island, a generous dining area, and a comfortable lounge, all opening

directly onto the garden—perfect for both everyday life and entertaining.

Upstairs, the principal bedroom enjoys a dual aspect with uninterrupted views across the rear garden and open countryside beyond. A further double bedroom shares similar scenic views, while a third bedroom offers an ideal space for a nursery or office.

Outside, the south-facing rear garden is mainly laid to lawn and includes a large patio area, ideal for al fresco dining and summer gatherings.

Whilst the property does not benefit from private parking, ample off-street parking is available just a few steps away via street parking.

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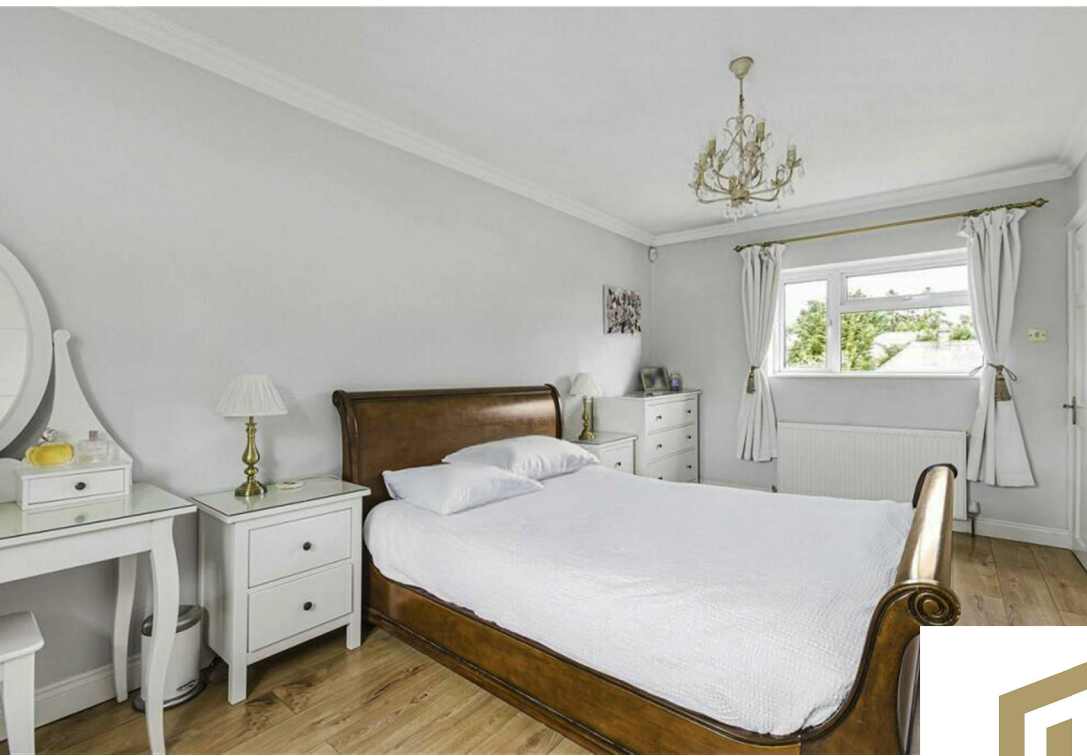


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LOCAL AUTHORITY

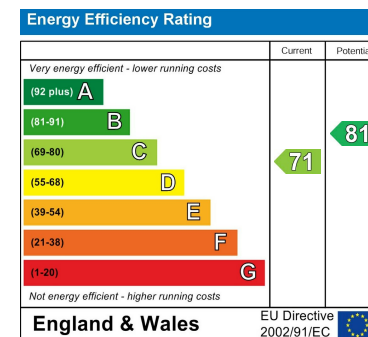
Welwyn

TENURE**COUNCIL TAX BAND**

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VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**

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