



Connells

Poppyfields
Welwyn Garden City



Property Description

GUIDE PRICE £475,000 - £485,000

Set within the highly regarded Poppyfields area of Panshanger, this impressive three bedroom semi detached property has been beautifully maintained and thoughtfully improved to create a stylish and versatile family home.

The ground floor offers exceptional living space, with three reception rooms providing flexibility for modern family life. The garage conversion has created a fantastic additional room that can be used as a playroom, home office, snug or dining space, allowing the layout to adapt easily to individual needs. The refitted kitchen is finished to a modern standard and works perfectly for both everyday living and entertaining.

Upstairs, the property continues to impress with three well proportioned bedrooms, all presented in immaculate condition. These are served by a refitted family bathroom, finished with a clean and contemporary feel. A modern boiler further adds to the practicality and efficiency of the home.

Externally, the property benefits from a driveway providing off street parking, while the overall presentation inside and out reflects the care and attention given by the current owners.

Situated close to local amenities, well regarded schools, countryside walks and

transport links, this is a superb opportunity to secure a beautifully presented family home in one of Panshanger's most popular locations.

Lounge/ Diner

21' 7" x 11' 5" (6.58m x 3.48m)

Study

15' 5" x 7' 5" (4.70m x 2.26m)

Kitchen

10' 8" x 8' 5" (3.25m x 2.57m)

Sun Room

9' 11" x 9' 9" (3.02m x 2.97m)

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

Bedroom 1

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

Bedroom 2

9' 9" x 9' 2" (2.97m x 2.79m)

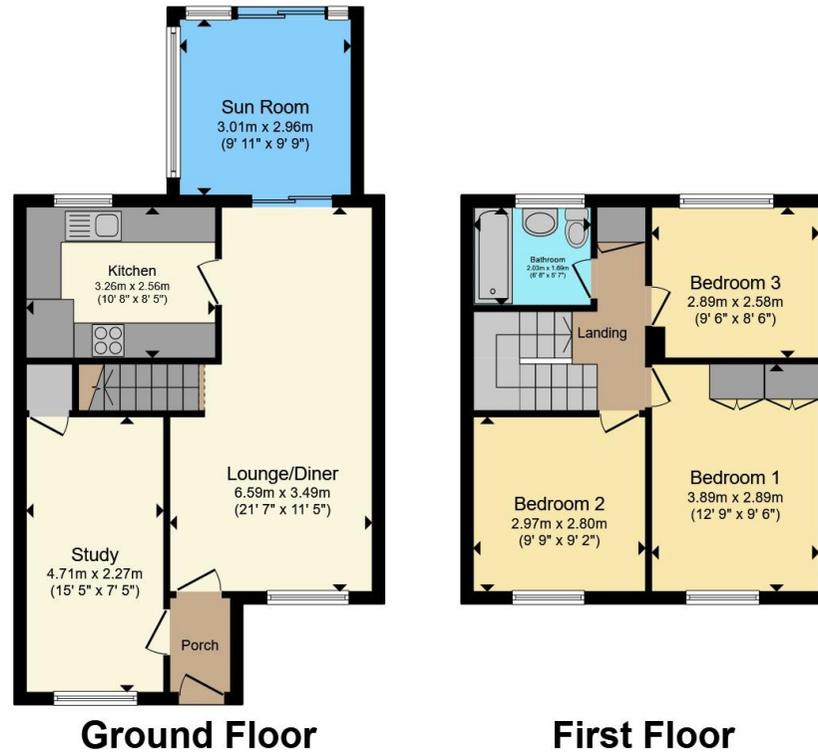
Bedroom 3

9' 6" x 8' 6" (2.90m x 2.59m)









Total floor area 93.9 m² (1,010 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax Band: D

Tenure: Freehold

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