GREENHILL

# High Oaks Road

Welwyn Garden City, AL8 7BT

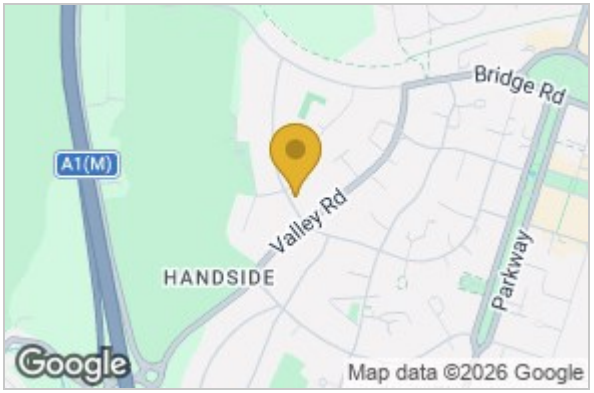
Offers in excess of £1,100,000

4 2 2 C

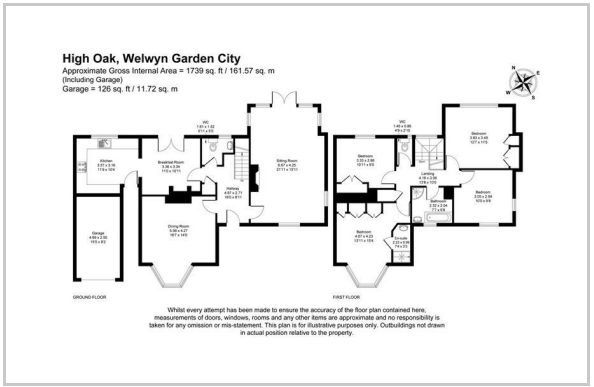
# High Oaks Road, Welwyn Garden City, AL8 7BT

Greenhill Estates is delighted to present this enchanting four-double-bedroom detached character home, originally constructed in 1926 and positioned on one of the most desirable tree-lined avenues on the prestigious west side of Welwyn Garden City. Retaining its timeless architectural integrity, the property has been thoughtfully improved by the current owners. This includes a substantial two-storey rear extension completed in 2006, which successfully elongated the ground-floor living space and expanded bedroom two at the rear into a significantly larger double bedroom. Occupying an exceptionally wide plot with a sweeping frontage, a double driveway, and convenient gated side access to both flanks, a true standout feature of this residence is its expansive, beautifully mature east facing rear garden, which uniquely enjoys excellent sunlight all day until the early evening. For the discerning buyer, the home offers a wealth of future possibilities, boasting vast untapped potential to extend further to the rear or seamlessly integrate the garage into the main footprint to create a spectacular, open-plan architectural statement.

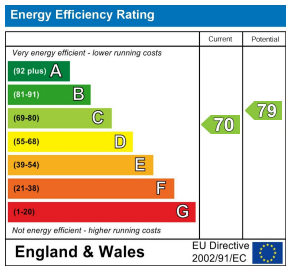
## Area Map

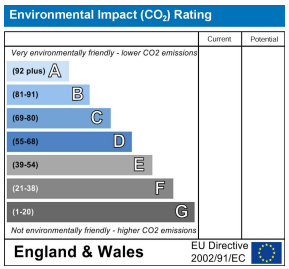



## Floor Plan




## Energy Efficiency Graph




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Sopers House Sopers Road, Cuffley, EN6 4RY
Tel: 01707 802001 Email: sales@greenhillestates.co.uk https://www.greenhillestates.co.uk