



Connells

Poppyfields
Welwyn Garden City



Property Description

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)

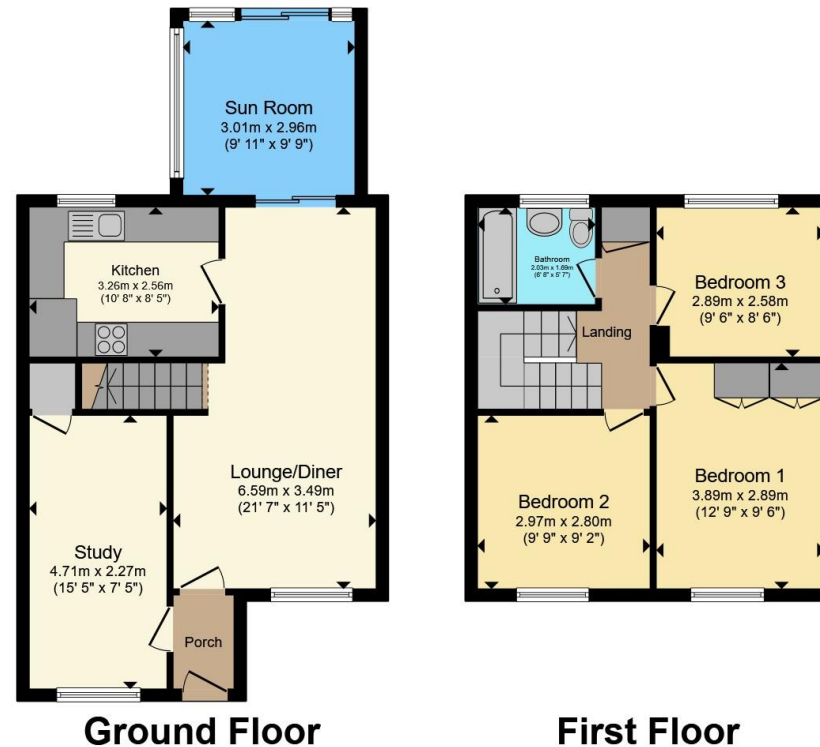
Bedroom 3

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



To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WWY307559



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307559 - 0005