



Offers in excess of £800,000

**Monks Rise, Welwyn Garden City, Hertfordshire,
AL8 7NF**

Situated in a highly sought-after area of Welwyn Garden City, this substantial five-bedroom detached family home offers spacious and versatile accommodation arranged across two floors. Having been a much-loved family home and carefully maintained over the years, the property provides generous living space, a good-sized plot and far-reaching views across the surrounding fields. Offered chain free, it presents an excellent opportunity for a new family to make their own.

Stepping into the welcoming hallway, the layout immediately begins to unfold. To the left, the first reception room provides a comfortable space to relax, complete with a feature fireplace, while a convenient shower room is positioned opposite. Continuing through the house, you arrive at the separate dining room, creating a natural connection between the main living spaces. The modern kitchen is positioned to the left, while the substantial second reception room sits to the right, providing a generous space for family life and entertaining. Beyond this, a small inner hallway leads directly to the rear garden, with a useful utility room positioned to the side.

Upstairs, five well-proportioned bedrooms provide plenty of space for family and guests. The principal bedroom benefits from an adjoining dressing room, creating a comfortable private retreat, while the second bedroom enjoys a particularly appealing feature, a balcony overlooking the cricket field beyond. The remaining bedrooms offer excellent flexibility for children, guests or home working, with a contemporary family bathroom serving the accommodation.

Outside, the generous plot continues to give this home its sense of space. The rear garden provides plenty of room for children to play, gardening and summer entertaining, while a driveway to the front provides convenient off-street parking. The double-length garage offers excellent additional storage, while the established garden and open outlook create a peaceful setting for enjoying the outdoors.

The location is equally well suited to family life. Welwyn North Station is approximately 0.9 miles away, around a 20-minute walk, providing convenient commuter links, while local schools, shops, parks and leisure facilities are all within easy reach. Combining generous accommodation, an attractive setting and a well-established family history, this is a home with plenty to offer its next owners.

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate all images are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.















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LOCAL AUTHORITY
Welwyn Hatfield
Council

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

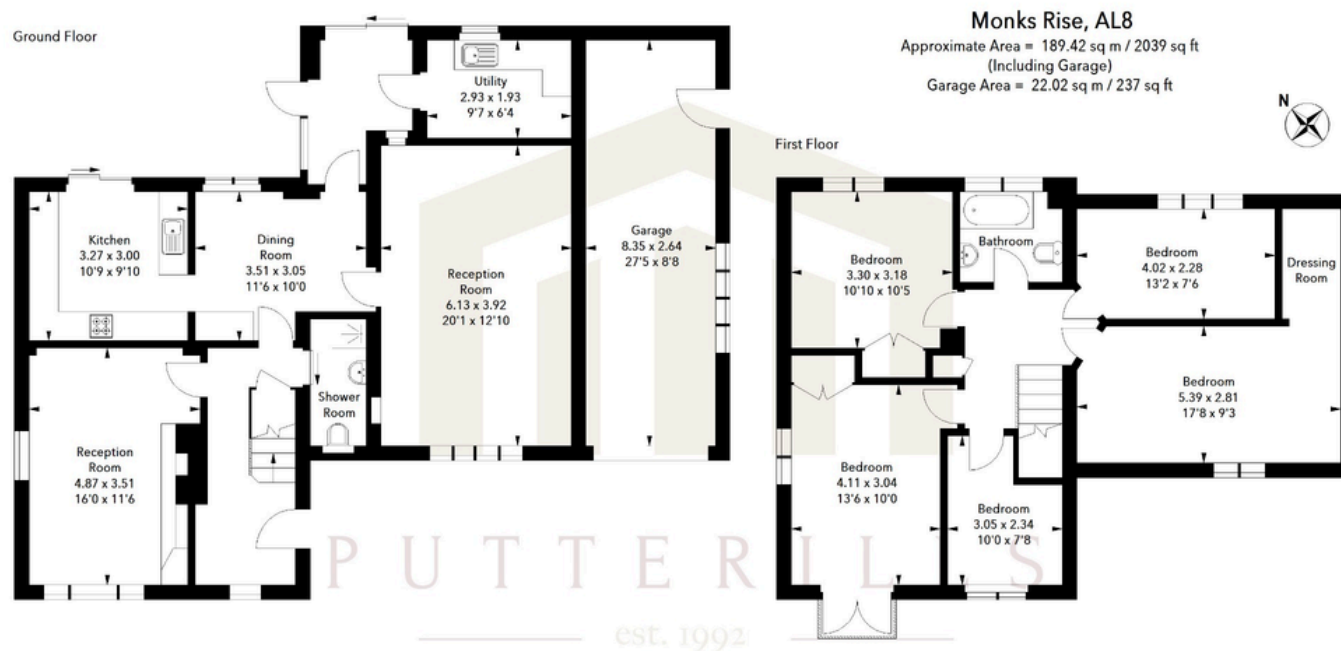


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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
Putterills Welwyn
Garden city
34 Wigmores North
AL8 6PH

CONTACT DETAILS
01707 393333
wgc@putterills.co.uk
www.putterills.co.uk