



Guide Price £800,000
Meadow Green, Welwyn Garden City,
Hertfordshire, AL8 6SS

Situated on the highly sought-after west side of Welwyn Garden City, this attractive three-bedroom semi-detached home, with planning granted for a first floor side extension, has been beautifully maintained and well cared for by the current owners, offering spacious accommodation, a generous rear garden and an exceptional location, all within easy reach of the town centre and mainline station.

Stepping inside, you are welcomed by a bright entrance hall with a convenient ground floor cloakroom. To the right, the welcoming living room provides a comfortable space to relax, while beyond, the spacious dining room creates an excellent setting for family life and entertaining. Adjoining the living room is a bright conservatory, offering a peaceful spot to enjoy views of the garden throughout the seasons.

The fitted kitchen is well appointed with ample storage and workspace, complemented by a separate utility room, adding practicality to everyday living.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the generous rear garden provides plenty of space for children to play, summer entertaining or simply relaxing in a private setting. A detached garage and private driveway offer valuable off-road parking and additional storage.

Positioned within the desirable AL8 postcode, this home enjoys all the advantages of west-side living. Highly regarded schooling, everyday amenities, Welwyn Garden City town centre and the mainline railway station are all within easy reach, making this an ideal home for families and commuters alike.

Offering well-balanced accommodation in one of the town's most desirable locations, this is a fantastic opportunity to secure a family home with excellent potential on the west side of Welwyn Garden City.

Agents Note - Please be aware planning permission is granted for extension, but estate management consent is still awaited.

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

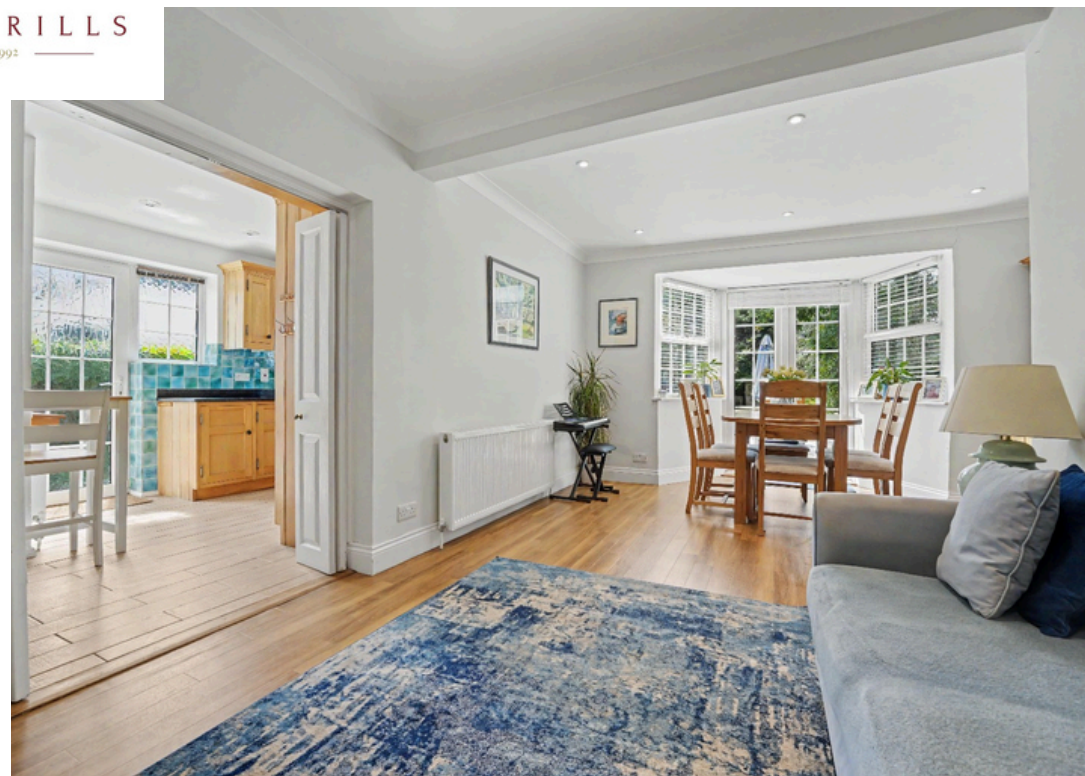
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







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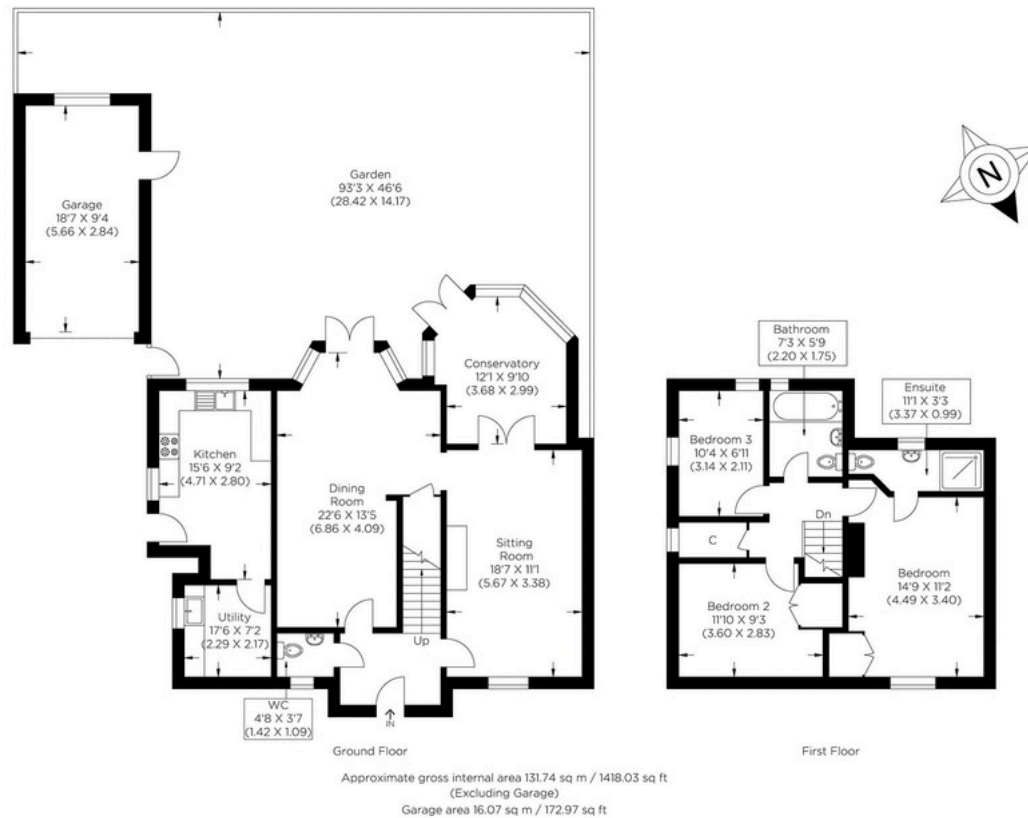


LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Leasehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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