



Offers over £550,000
Walden Place, Welwyn Garden City, Hertfordshire,
AL8 7PG

An exceptional opportunity awaits to acquire this compelling three-bedroom family home, ideally situated in the highly desirable West Side of Welwyn Garden City. Offered to the market with the significant advantage of being chain-free, this property presents a seamless transition for its next owners, making it an incredibly attractive proposition for families and first-time buyers alike.

This charming residence provides approximately 896 sq ft of thoughtfully arranged accommodation, designed for comfortable family living. Upon entering, you are greeted by a welcoming atmosphere that extends throughout the home. The ground floor features two separate reception rooms, offering versatile spaces for relaxation, dining, or perhaps a dedicated home office. These distinct areas provide ample room for both everyday family life and entertaining guests, ensuring flexibility to suit various lifestyles. The modern fitted kitchen is a highlight, equipped with contemporary units and appliances, providing a practical and stylish space for culinary endeavours. Its design maximises efficiency and offers a pleasant environment for preparing meals.

Ascending to the first floor, you will find three well-proportioned bedrooms, each offering a comfortable retreat. These rooms are bright and airy, providing ample space for furniture and personal touches. A well-appointed family bathroom serves the first floor, featuring modern fixtures and fittings, designed for both functionality and comfort.

Externally, the property benefits from a private rear garden, a delightful outdoor space perfect for alfresco dining, children's play, or simply unwinding. The garden also includes a useful storage shed, providing practical solutions for gardening tools and outdoor equipment, helping to keep the space tidy and organised.

Location is paramount, and this home excels in its positioning. It is conveniently placed for easy access to Welwyn Garden City town centre, which offers an extensive range of shopping facilities, including John Lewis and The Howard Centre, alongside a variety of restaurants, cafes, and leisure amenities. The mainline railway station is also within easy reach, providing fast and frequent services to London King's Cross, making it an ideal location for commuters. Furthermore, the property is well placed for highly regarded local schooling, catering to all age groups, and a host of local amenities, ensuring all daily needs are met within close proximity.

This compelling property, with its desirable location, practical layout, and chain-free status, represents an outstanding opportunity to secure a wonderful family home in Welwyn Garden City. Early viewing is highly recommended to fully appreciate all that this superb residence has to offer. Offers over £550,000 are invited.











PUTTERILLS
— est. 1992 —



LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

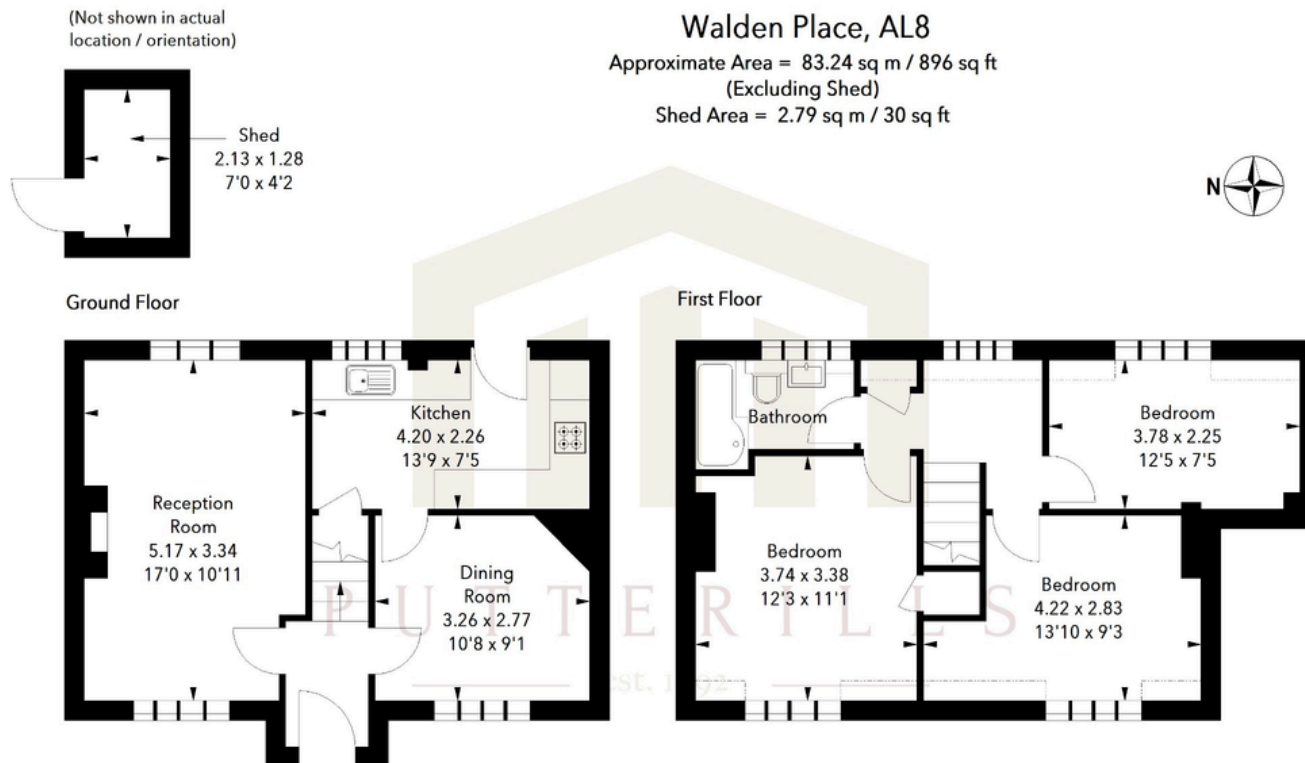


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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



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