



PUTTERILLS

est. 1992

1 Walden Place, West Side, Welwyn Garden City, Hertfordshire, AL8

**Guide Price: £725,000**



## A CHAIN FREE TRADITIONAL GARDEN CITY RESIDENCE WITH DRIVEWAY AND GARAGE SET WITHIN A SOUGHT-AFTER LOCATION

A CHAIN FREE traditional three-bedroom West side family home with driveway and garage, positioned within a sought-after location, ideally situated and within walking distance of the heart of the Garden City town centre, mainline train station and Templewood primary school.

This well presented home comprises a living room with an original fireplace and patio doors, a separate dining room with bay window and fireplace, fitted kitchen/breakfast room and a downstairs cloakroom. The first floor boasts three bedrooms and a family bathroom with bath and shower. Externally, the property benefits from a well maintained lawned garden, with a useful shed and a driveway providing off road parking for two vehicles, leading to the garage.

**THE AREA:** Located in a desirable West Side location central to Welwyn Garden City town centre which offers a wide range of amenities and shops including Waitrose and John Lewis. Also in the town centre is a mainline railway station with fast and frequent services into London King's Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Gosling Sports Park, Campus West for entertainment, theatre, cinema and library are all within walking distance, as are The Orchard Tennis Club and Sherrards Wood.















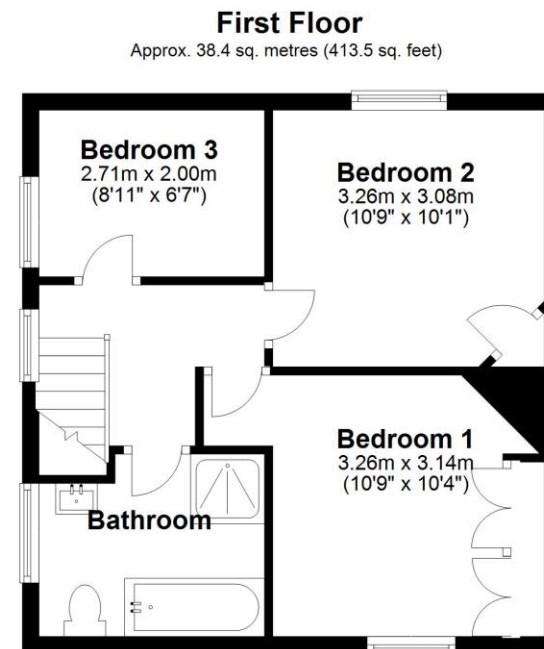
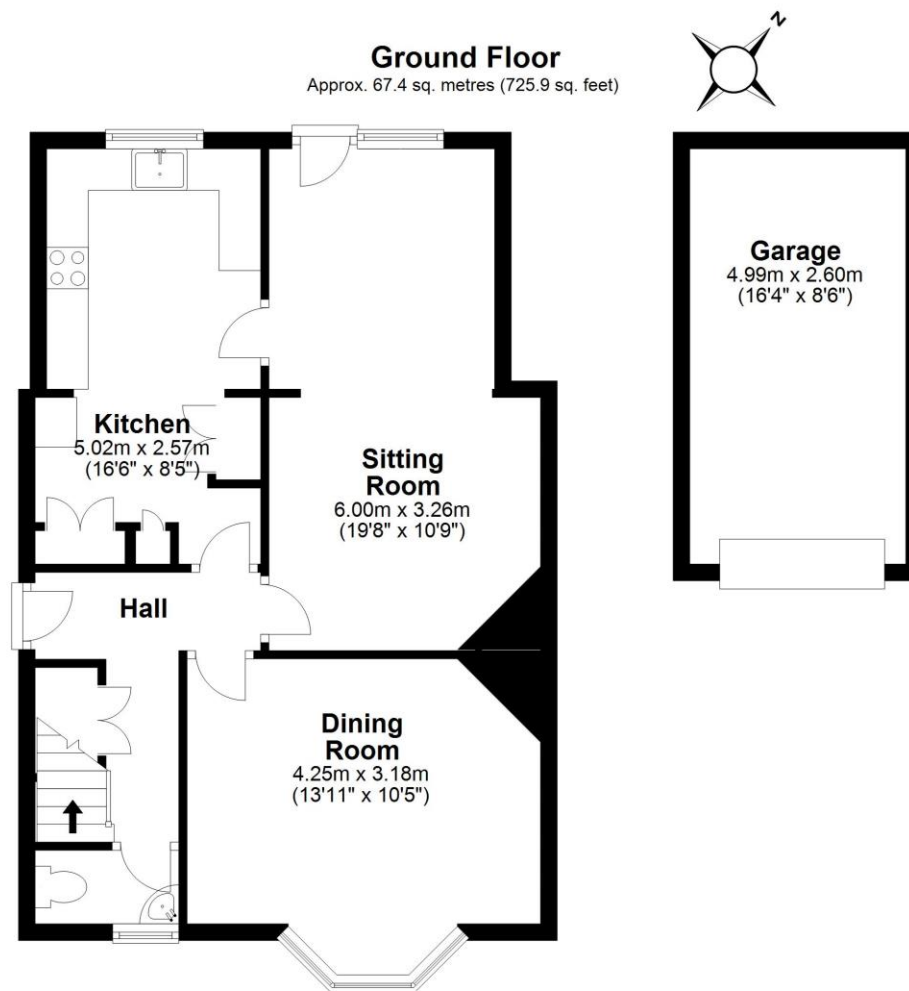












Total area: approx. 105.9 sq. metres (1139.4 sq. feet)