



P U T T E R I L L S

— est. 1992 —



**Guide Price £800,000**  
**Treetops, Willow Grove**  
Welwyn Garden City AL8 7NA



# PROPERTY SUMMARY

Treetops is a chain-free, unique five-bedroom detached residence, quietly positioned in a desirable West Side location. Ideally placed for well-renowned primary and secondary schools, Welwyn North Station, and scenic woodland walks right on your doorstep, this home is also just a short drive from the heart of the town centre.

Upon entering, a bright and airy hallway provides access to all ground floor rooms. The well-appointed kitchen offers ample storage and leads into a dual-aspect dining room overlooking the rear garden. This level also features three well-proportioned bedrooms and a convenient downstairs shower room.

An open staircase leads to the first floor, where you'll find the principal bedroom, an additional bedroom, and a stunning, spacious living room. Floor-to-ceiling windows flood this space with natural light, while a mezzanine-style design provides an elegant view over the dining area. A further shower room completes this level.

Externally, the property benefits from a driveway leading to a detached single garage, offering potential for conversion to enhance the living space. The rear garden is a generous, south-facing retreat—significantly larger than the pictures suggest—providing excellent privacy and outdoor space.

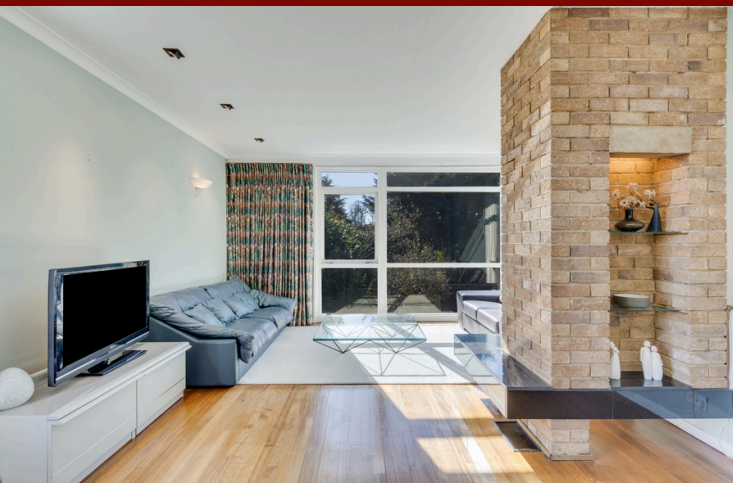
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2



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## Willow Grove, AL8

Approximate Area = 145.95 sq m / 1571 sq ft  
(Including Garage)

Garage Area = 18.58 sq m / 200 sq ft

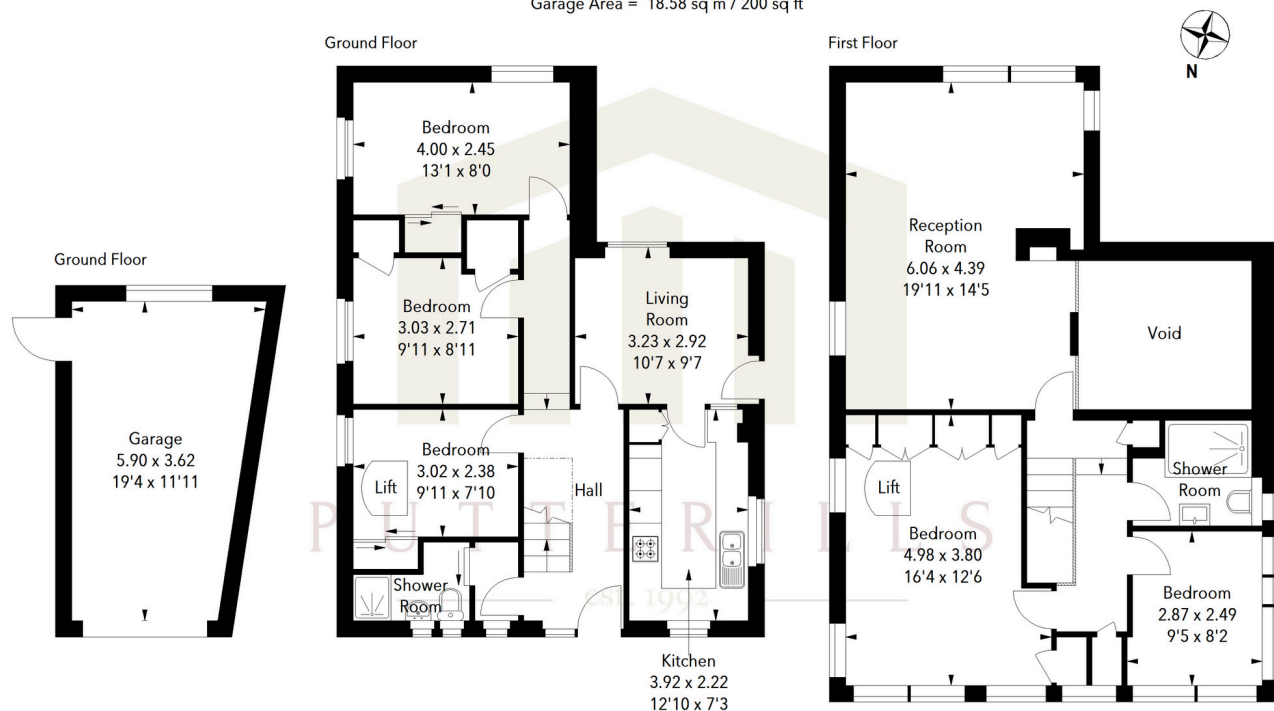


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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LOCAL AUTHORITY  
Welwyn Hatfield

TENURE Leasehold

COUNCIL TAX BAND  
F

VIEWINGS  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 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

34 Wigmores North  
Welwyn Garden  
City  
Hertfordshire  
AL8 6PH

### CONTACT DETAILS

01707 393333  
lwgc@putterills.co.uk  
www.putterills.co.uk

