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Willow Grove, Welwyn Garden City, Hertfordshire, AL8 7NA
Offers In Excess of £750,000

Unique architecturally designed five-bedroom detached home in a sought-after West Side location

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Property Summary

Nestled within the highly sought-after West Side of Welwyn Garden City, this impressive five-bedroom detached family home presents a rare opportunity for discerning buyers seeking both space and convenience. Offered to the market chain-free, the property is ideally positioned for families, benefiting from easy access to a selection of renowned primary and secondary schools, ensuring educational needs are well catered for within a short distance. The location also provides effortless connections to Welwyn North Station, making it an excellent choice for commuters, whilst the proximity to picturesque woodland walks offers a tranquil escape for leisure and outdoor pursuits.

Upon entering, one is immediately struck by the thoughtful layout designed to accommodate modern family living. The ground floor hosts three generously proportioned bedrooms, providing flexible accommodation options, perhaps for a growing family, guests, or even a dedicated home office. Complementing these bedrooms is a convenient downstairs shower room, enhancing the practicality of the ground floor. The heart of this home undoubtedly lies within its well-appointed kitchen, a space designed for both functionality and social interaction. It boasts ample storage solutions and seamlessly opens into a delightful dual-aspect dining room, creating an inviting environment for family meals and entertaining. This open-plan arrangement ensures a bright and airy feel, with natural light flooding the space throughout the day.

Ascending to the first floor reveals a truly distinctive living area. The spacious first-floor living room is a particular highlight, featuring impressive floor-to-ceiling windows that not only bathe the room in light but also offer a sense of connection to the outside. Its unique mezzanine-style design adds an architectural flair, creating an engaging and dynamic space for relaxation and social gatherings. This upper level also accommodates the principal bedroom, a serene retreat designed for comfort, alongside a versatile fifth bedroom, which could serve as a nursery, study, or hobby room. A second shower room on this floor ensures ample facilities for the entire household.

Beyond the interior, the property continues to impress with its outdoor offerings. The south-facing rear garden provides a private and secluded outdoor sanctuary, perfect for al fresco dining, children's play, or simply unwinding in the sunshine. This generous outdoor space offers excellent privacy, creating a peaceful haven away from the hustle and bustle. To the front, a convenient driveway leads to a detached garage, providing secure parking and additional storage solutions. Furthermore, this property offers exciting potential for future enhancement; with scope for both side and rear extensions, subject to the relevant planning approval, new owners have the opportunity to further tailor and expand this already substantial home to their specific requirements and aspirations, truly making it their own for years to come.

This Welwyn Garden City residence represents a compelling opportunity to acquire a substantial family home in a prime location, combining versatile living spaces with the promise of future customisation, all within a highly desirable setting.













Property Information



Services:

Mains Water, Mains Electricity, Mains Gas and Mains Drainage

Tenure:

Leasehold - 999 years from 1961

Service Charge:

The annual Ground Rent for 2025 is £35

Local Authority:

Welwyn Hatfield

Council Tax:

Band F

EPC:

Band D (rating 56)

Directions:

AL8 7NA

Viewings:

All viewings strictly by appointment via the vendor's sole agents, Putterills.

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.

Willow Grove, AL8

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

Garage Area = 18.58 sq m / 200 sq ft

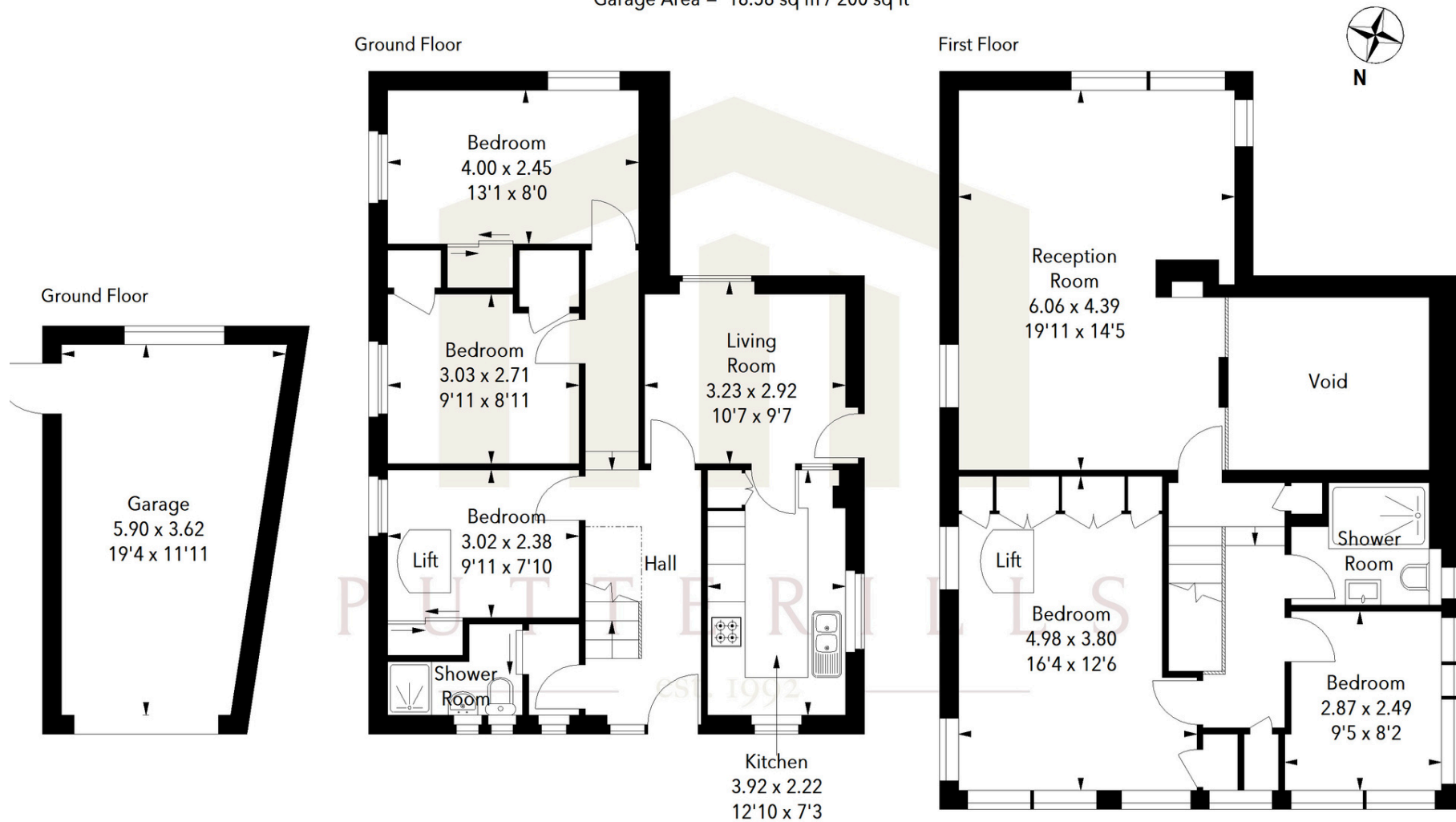


Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

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