



P U T T E R I L L S

— est. 1992 —



Mannicotts, Welwyn Garden City, AL8 7BW
Guide Price £1,000,000

PROPERTY SUMMARY

Putterills, the West Side property specialists, are delighted to present this traditional Garden City residence, positioned on one of the area's most prestigious roads. This detached home is full of charm and character, set on a generous corner plot and offering vast potential for modernisation and remodelling—an opportunity many in the vicinity have already embraced.

The accommodation includes a sitting room, a separate dining room, and a fitted kitchen leading to a utility area, with a downstairs cloakroom completing the ground floor. Upstairs, the first floor offers a spacious principal bedroom with a private balcony, two further bedrooms, and a family bathroom.

Externally, the property enjoys a well-stocked, wraparound corner plot, predominantly laid to lawn. A driveway and garage provide off-road parking, completing this exciting opportunity to create a stunning family home.

3



1



2



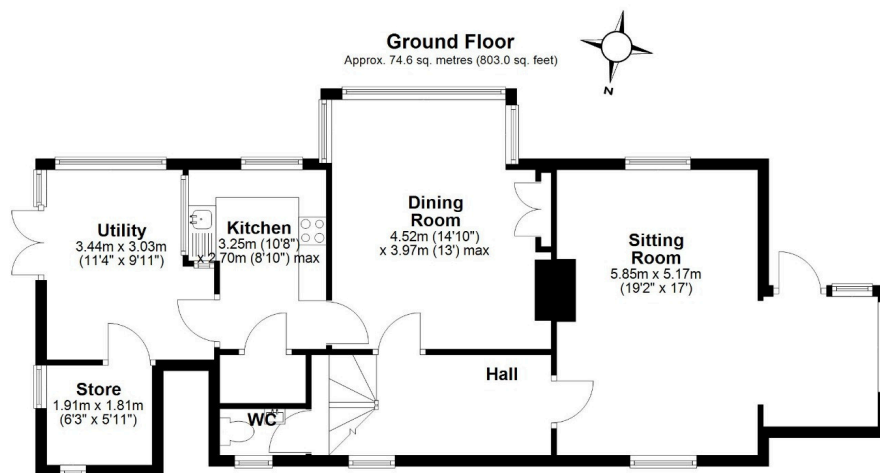












Total area: approx. 127.4 sq. metres (1371.1 sq. feet)

LOCAL AUTHORITY
Welwyn Hatfield

TENURE

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 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

