



P U T T E R I L L S

— est. 1992 —



Elmwood, Welwyn Garden City AL8 6LG

Offers in Excess Of: £1,000,000

EPC: D

PROPERTY SUMMARY

Discover this delightful four-bedroom detached residence in the highly desirable west side of town. Perfectly situated, it's just a stone's throw from the renowned Applecroft School, and within walking distance to the heart of the town centre, the train station, and Stanborough School.

Owned by the same family for over 60 years, this charming home is now available on a chain-free basis. While the property does require some modernisation, it exudes a warm and homely atmosphere, making it the perfect canvas for creating your dream home.

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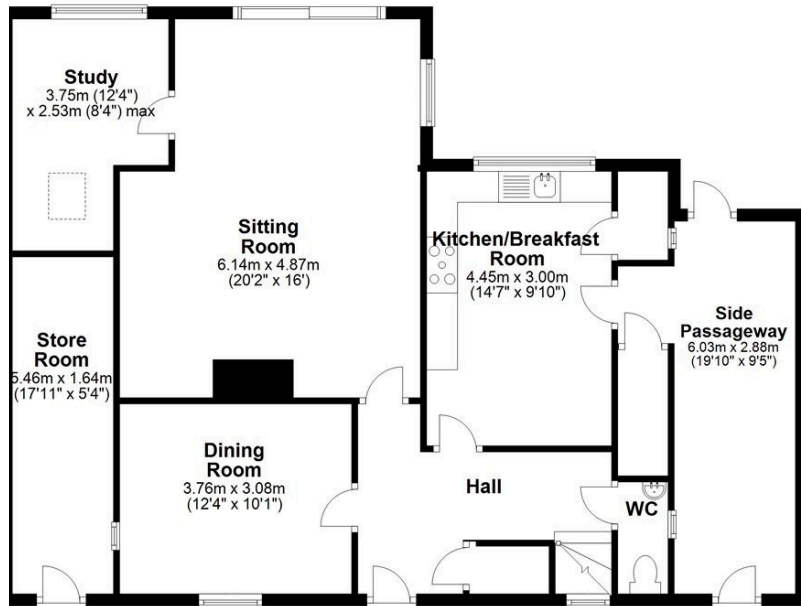




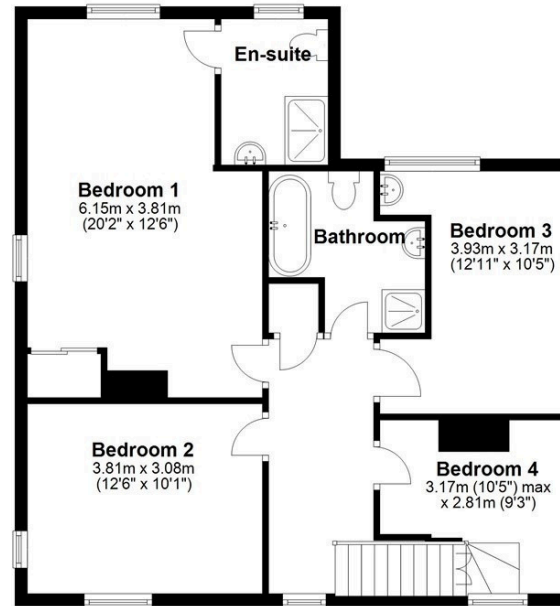




Ground Floor
Approx. 101.4 sq. metres (1091.3 sq. feet)



First Floor
Approx. 72.8 sq. metres (783.2 sq. feet)



Total area: approx. 174.1 sq. metres (1874.4 sq. feet)

LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 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



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