



PUTTERILLS

est. 1992



Barleycroft Road, Welwyn Garden City, AL8 6JX
Guide Price £750,000

PROPERTY SUMMARY

Situated just off the prestigious Parkway, this traditional Garden City three-bedroom semi-detached home offers an enviable West Side position. With the heart of the town centre, train station, and renowned Applecroft School all within easy reach, this property provides convenience and potential in equal measure.

Available on a chain-free basis, this charming home exudes a welcoming atmosphere while offering excellent scope for future extension and enhancement (subject to planning).

The accommodation includes a bright living room featuring a bay window with views of the front garden, a separate dining room that opens into a conservatory, a fitted kitchen, and the convenience of a downstairs cloakroom. The first floor features three well-proportioned bedrooms and a family bathroom.

3



1



3



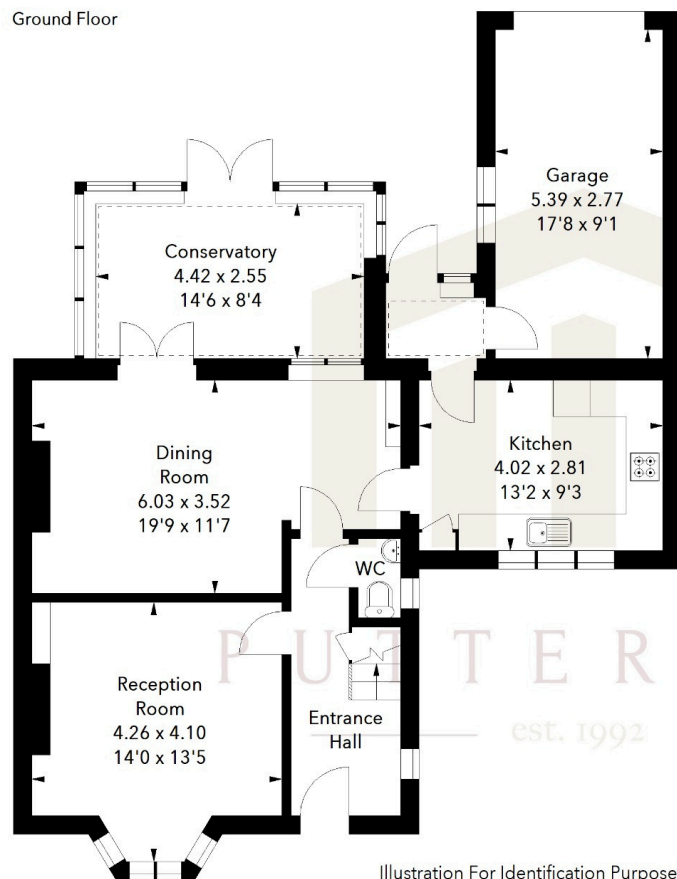








Ground Floor



Barleycroft Road, AL8

Approximate Area = 131.73 sq m / 1418 sq ft
(Including Garage)

Garage Area = 14.86 sq m / 160 sq ft



First Floor

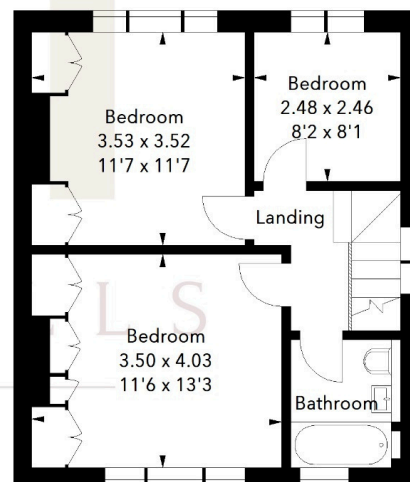


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
Welwyn Hatfield

TENURE Leasehold

COUNCIL TAX BAND
E

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 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
wgc@putterills.co.uk
www.putterills.co.uk

