



P U T T E R I L L S

est. 1992



**Guide Price £500,000**

**Rivenhall End**

**Welwyn Garden City, AL7 2PH**



# PROPERTY SUMMARY

Set within a quiet cul-de-sac, this extended four-bedroom, two-bathroom family home offers an exceptional blend of space, convenience, and comfort. Ideally positioned for well-renowned primary and secondary schooling, it is just a short stroll to local amenities and Moneyhole Park, which leads to stunning woodland walks. Spanning three floors, this well-presented property delivers excellent value with its generous square footage. The ground floor features a spacious porch that opens into the entrance hall, leading to a modern fitted kitchen that seamlessly flows into the conservatory. A downstairs cloakroom and access to the garage, currently used as a gym, offer versatile options, whether as a family room, games room, or snug. The first floor boasts a bright living room with sliding patio doors that open onto a private balcony. Additionally, this floor includes a bedroom with an en-suite shower room.

On the second floor, you'll find three further bedrooms and a family bathroom, making it ideal for larger families or those seeking flexible living arrangements. Externally, the property features a driveway with off-road parking leading to the garage, while the well-maintained, south-east-facing rear garden provides the perfect outdoor retreat. Don't miss the opportunity to view this impressive family home in such a fantastic location.

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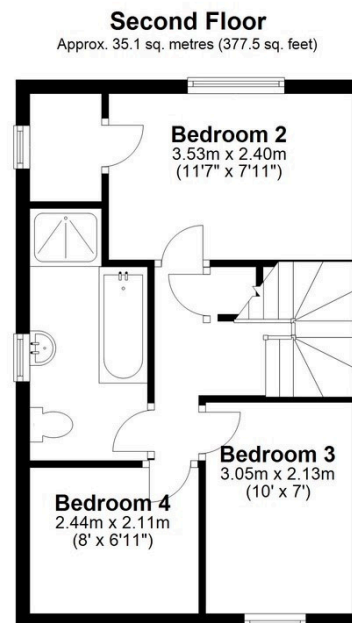
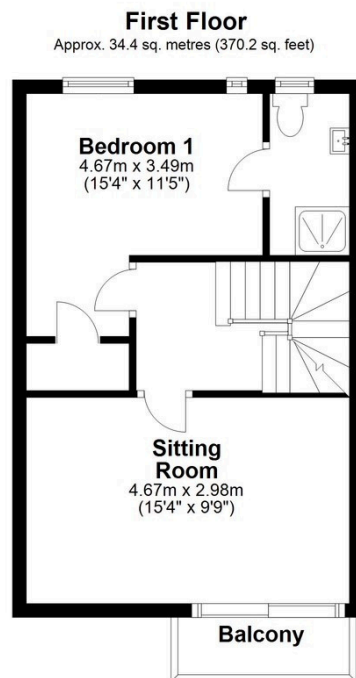
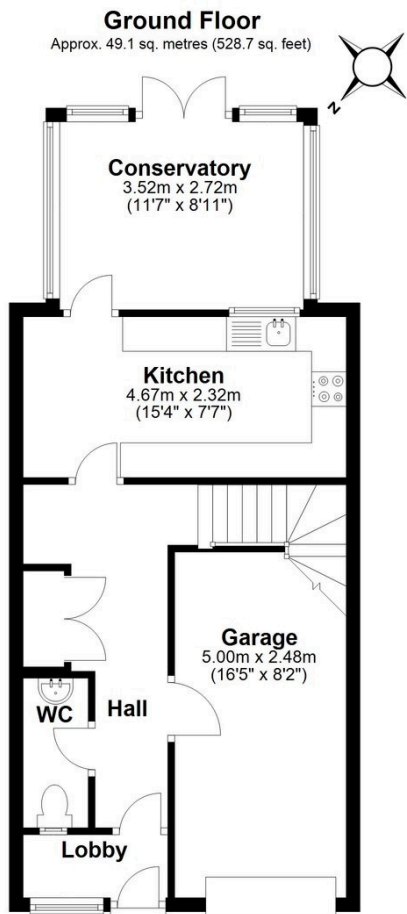












Total area: approx. 118.6 sq. metres (1276.5 sq. feet)

LOCAL AUTHORITY  
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND  
E

VIEWINGS  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	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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