



PUTTERILLS

— est. 1992 —

Guide Price £1,150,000

Barleycroft Green

Welwyn Garden City AL8 6JY

PROPERTY SUMMARY

Set within a prime West Side green, in the heart of the town centre and within easy reach of the train station, this beautifully presented four-bedroom detached home benefits from close proximity to well-renowned schooling, including Applecroft and Stanborough, as well as a wide range of local amenities, making it an ideal family residence.

The ground floor features a spacious entrance hall, a formal sitting room perfect for family gatherings, a separate dining room, a bright and airy conservatory, and a large kitchen/breakfast room. The well-equipped kitchen provides easy access to the front courtyard, offering a charming space for outdoor dining and relaxation. A convenient downstairs WC and a utility room further enhance the practicality of the layout.

Upstairs, four generously proportioned bedrooms provide excellent storage, with additional space accessible via the eaves of the third bedroom. The family bathroom is both spacious and light, featuring a bath and a separate shower.

Externally, the property boasts a large rear garden, offering privacy and seclusion. To the front, a private driveway provides off-street parking, complemented by a delightful front courtyard—perfect for summer dining and entertaining.

This is an exceptional opportunity for families or professionals seeking a home in a highly desirable location. Viewing is highly recommended.

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LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND

F

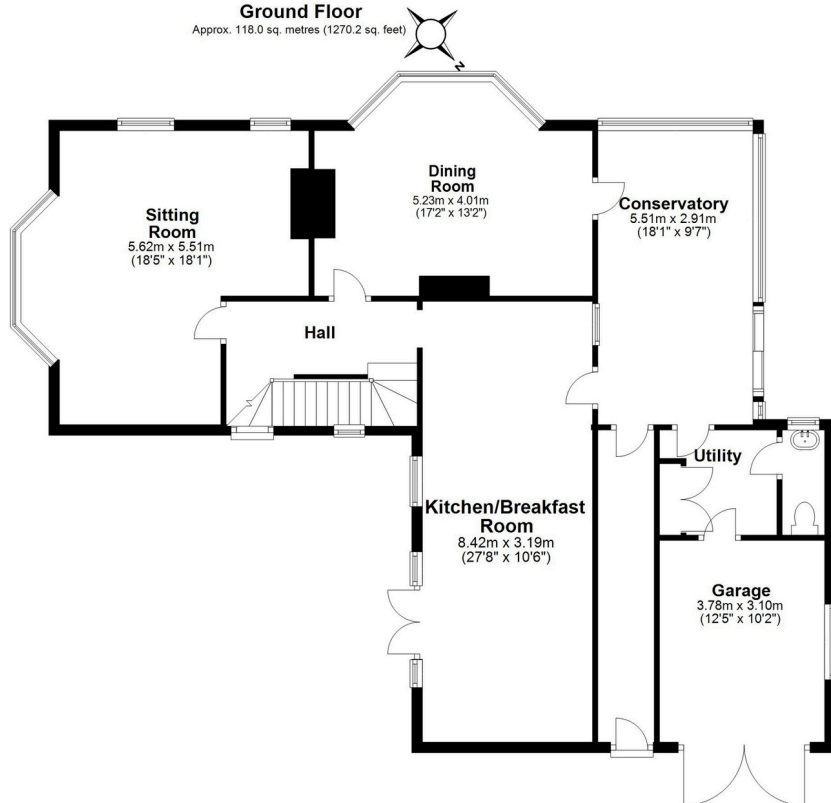
VIEWINGS

By prior appointment only

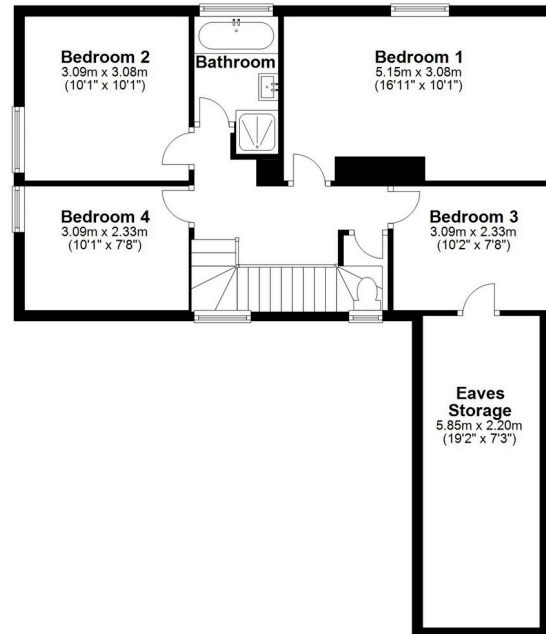
Energy rating	Current	Potential
A		
B		
C		80 C
D		
E	51 E	
F		
G		

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

Ground Floor
Approx. 118.0 sq. metres (1270.2 sq. feet)



First Floor
Approx. 68.3 sq. metres (734.8 sq. feet)



Total area: approx. 186.3 sq. metres (2005.0 sq. feet)

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