



PUTTERILLS

est. 1992



Honeycroft, Welwyn Garden City, Hertfordshire, AL8 6HR

Offers In Excess Of £750,000

Charming West Side Home in a Peaceful Cul-de-Sac Setting

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Property Summary

Set within a quiet cul-de-sac on the sought-after West Side of Welwyn Garden City, this three-bedroom end of terrace home presents an exciting opportunity to personalise and enhance to your own tastes. Neatly maintained and clean throughout, the property offers a solid foundation for a buyer wishing to create their own vision, with potential to extend to the rear (subject to planning permission).

The ground floor is well arranged for both family living and entertaining, featuring a fitted kitchen/breakfast room, a separate dining room, and a generous sitting room that flows into a rear conservatory, ideal for enjoying views across the garden. A guest WC is conveniently positioned just off the entrance hall.

Upstairs, three bedrooms, all with built in storage, are served by a central family bathroom. The Principal Bedroom is a particularly spacious double, while Bedroom Two also enjoys a generous footprint. Bedroom Three offers versatility for use as a study or nursery.

Externally, the property benefits from off-street parking for a couple of family-sized vehicles, along with an adjoining double length garage that features up-and-over doors at both the front and rear. The rear garden enjoys a favourable south-westerly aspect and has been beautifully established with a rich tapestry of shrubs, hedges, and mature trees surrounding a level lawn. A large patio provides the perfect setting for al fresco dining, and a substantial timber studio measuring 19'9" in length offers excellent space for a hobbyist, garden office, or workshop.

















Property Information



Services:

Mains Water, Mains Electricity, Gas and Mains Drainage

Tenure:

Leasehold 999 years from 24 June 1953

Local Authority:

Welwyn Hatfield

Council Tax:

Band E

EPC:

Band C (rating 75)

Directions:

AL8 6HR

Viewings:

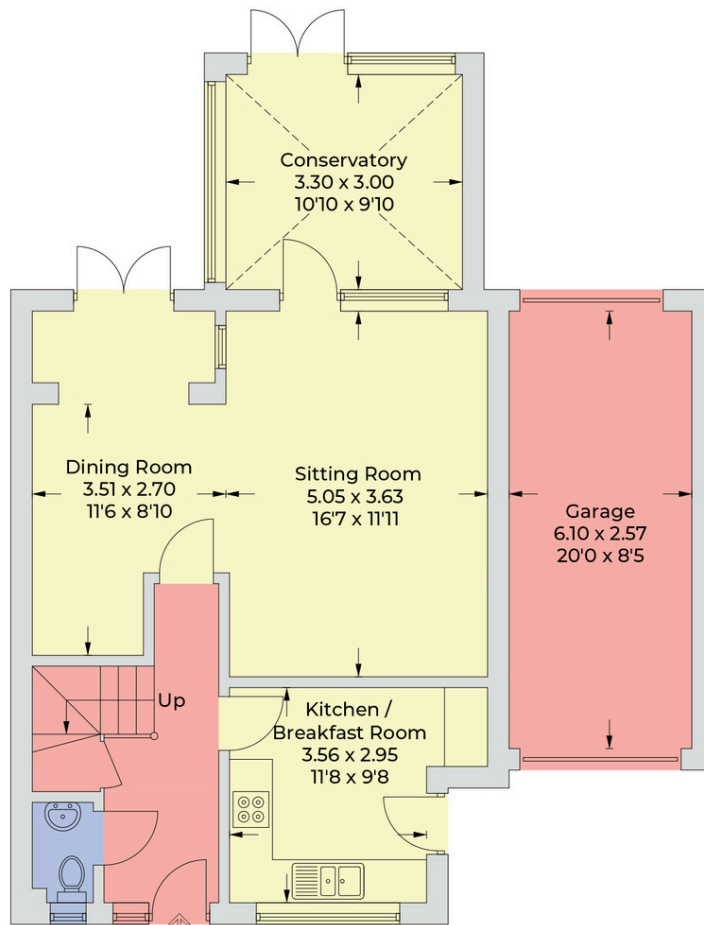
All viewings strictly by appointment via the vendor's sole agents, Putterills.

Video Tour:

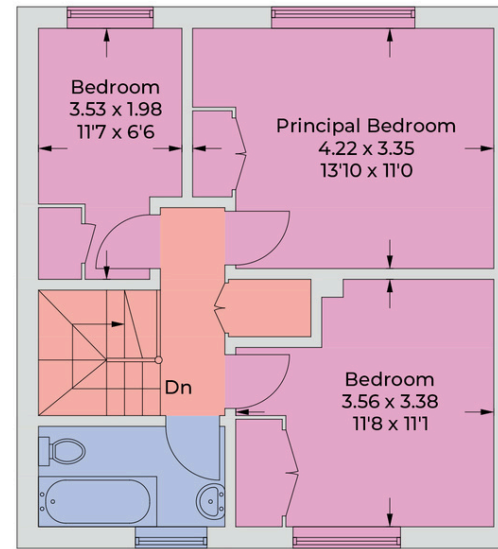
<https://www.youtube.com/watch?v=6qY0t0BDKzg>

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.

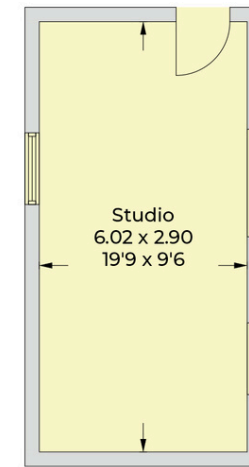
Approximate Gross Internal Area
 Ground Floor = 62.3 sq m / 670 sq ft
 First Floor = 44.1 sq m / 475 sq ft
 Garage / Studio = 32.9 sq m / 354 sq ft
 Total = 139.3 sq m / 1,499 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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putterills.co.uk | 01707 393333 | wgc@puterills.co.uk

34 Wigmores North, Welwyn Garden City, Hertfordshire AL8 6PH