



PUTTERILLS

est. 1992



Guide Price £400,000

Marley Road

Welwyn Garden City AL7 4BS

PROPERTY SUMMARY

CHAIN FREE...

Set within the prestigious Beehive area of the Garden City, this well-presented, chain-free two-bedroom home is conveniently located close to local schooling and amenities. The property has been well cared for by the previous owner yet still offers scope for improvement if desired.

The accommodation comprises an entrance lobby leading to a sitting room, a kitchen/dining room, and a useful store room with an adjoining utility area. Upstairs, there are two generously sized bedrooms and a family bathroom.

Externally, while the property does not currently offer a driveway, there is potential for off-street parking, subject to the necessary planning consents. To the rear, the garden is a real highlight, featuring a well-maintained lawn, mature planting, and a private setting—perfect for relaxing or entertaining with side access for day to day convenience.

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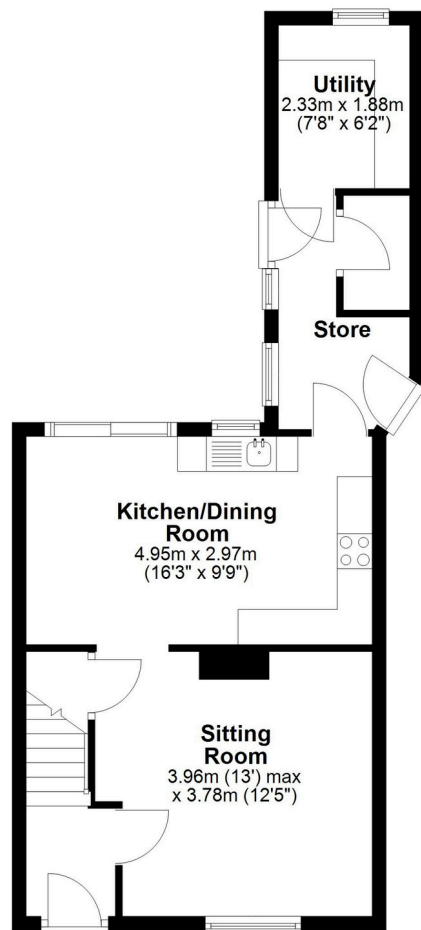






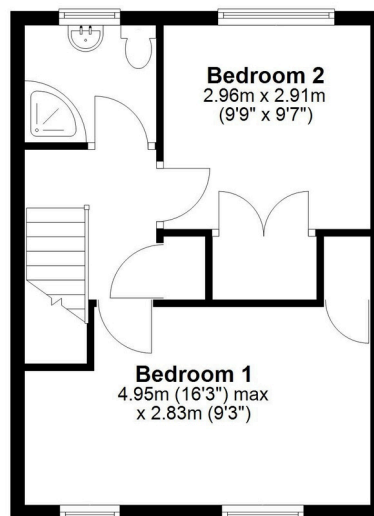
Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



Total area: approx. 78.6 sq. metres (845.8 sq. feet)

LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

re	Energy rating	Current	Potential
	A		
11	B		83 B
30	C		
58	D	62 D	
54	E		
58	F		
7	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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