



PUTTERILLS

est. 1992



Guide Price £725,000

Monks Rise

Welwyn Garden City AL8 7NF

PROPERTY SUMMARY

A rare opportunity to acquire this two-bedroom detached bungalow, set on a generous plot in the well-renowned West Side of the Garden City. Offered to the market chain-free, this property presents an excellent option for those looking to downsize locally or explore the potential to remodel and create a larger family home.

The well-proportioned accommodation includes a spacious sitting/dining room, a separate reception room (ideal as a family room), a kitchen/utility room, a cloakroom, two bedrooms, and a family bathroom. A staircase leads to an attic room, providing additional versatility.

Externally, the property continues to impress, featuring a driveway offering off-road parking, a garage, and a beautifully maintained rear garden, a true testament to our client's care and attention.

2



1



2





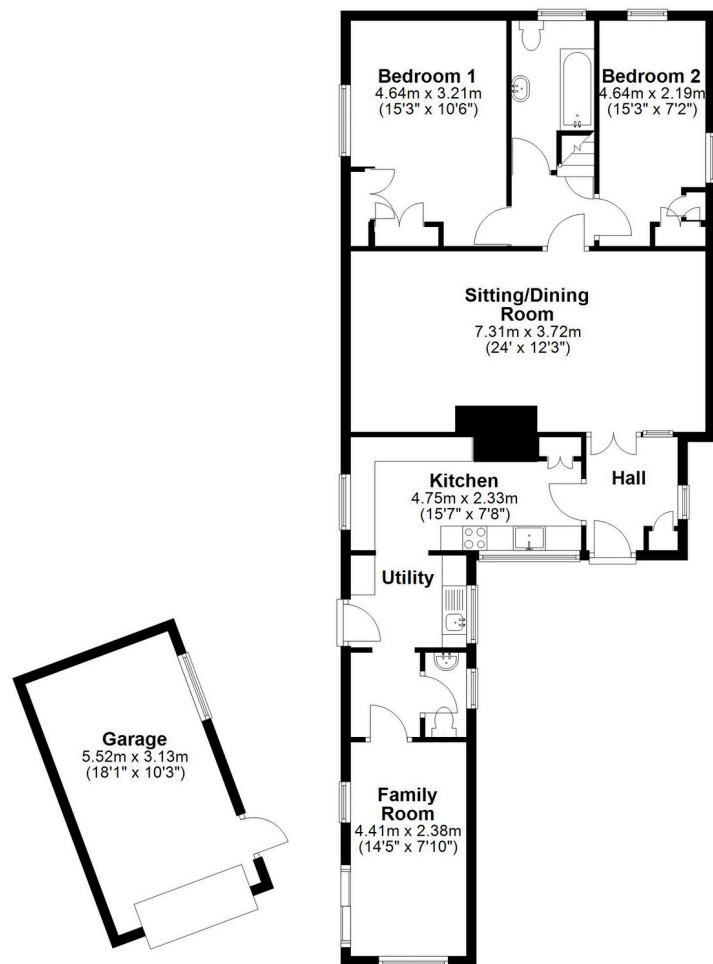






Ground Floor

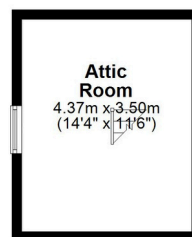
Approx. 115.5 sq. metres (1243.0 sq. feet)



Total area: approx. 130.8 sq. metres (1407.4 sq. feet)

First Floor

Approx. 15.3 sq. metres (164.5 sq. feet)



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		
69-80	C		71 C
55-68	D	58 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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