



PUTTERILLS

— est. 1992 —



Hyde Valley, Welwyn Garden City, Hertfordshire, AL7 4NA

Guide Price £450,000



# A thoughtfully reimagined home with timeless charm and modern comfort

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## Property Summary

Positioned along a quiet residential street, this beautifully presented mid-terrace home strikes a fine balance between style and practicality, its interiors carefully updated to meet the needs of modern family life while maintaining a sense of warmth and charm throughout.

A welcoming hallway leads into the principal living space, a cosy lounge finished in soft carpet, with radiators providing comfort on cooler days. The sense of calm continues into the heart of the home: a superbly refitted kitchen and dining room, where herringbone flooring and ambient under-cabinet lighting pair effortlessly with sleek wall and base cabinetry. Integrated Zanussi appliances include an oven and electric hob, while space is provided for both a dishwasher and washing machine. Beautiful countertops, tactile and refined, elevate the room's aesthetic, creating a social yet functional setting for everyday meals or evening gatherings.

From the kitchen, a discreet hallway leads to a separate study overlooking the rear garden, a peaceful retreat, ideal for home working or quiet contemplation. This corridor also offers access to a convenient storage room, currently housing coats, groceries and a secondary fridge/freezer, further enhancing the home's practical appeal.

Upstairs, three bedrooms await, each with its own character. The principal bedroom is softly carpeted, with a radiator and a recessed nook designed for hanging clothes. The second bedroom features charming part-panelled walls, lending a cosy, enveloping atmosphere. Bedroom three, currently arranged as a study, echoes the same elegant panelling and is also carpeted, offering flexibility for work, rest or play.

Outside, the rear garden is a private haven, with a paved patio perfectly positioned for al fresco dining and lazy summer evenings, perhaps accompanied by a favourite drink in hand. The rest of the garden is laid to lawn and framed by secure fence borders, creating a safe and inviting outdoor space for all seasons. A gated alleyway provides convenient access from the front of the property through to the rear garden.

























Approximate Gross Internal Area  
Ground Floor = 45.4 sq m / 489 sq ft  
First Floor = 42.8 sq m / 461 sq ft  
Total = 88.2 sq m / 950 sq ft

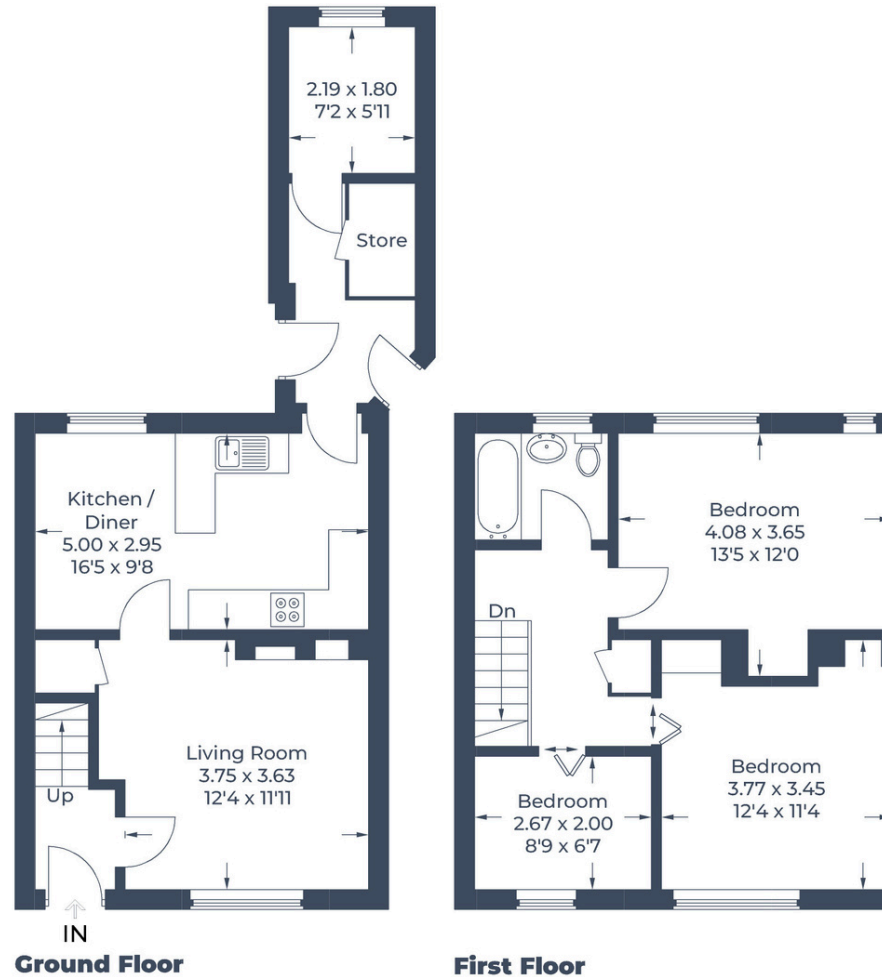


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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# Property Information



## Services:

Mains Water, Mains Electricity, Gas and Mains Drainage

## Tenure:

Freehold

## Local Authority:

Welwyn Hatfield

## Council Tax:

Band C

## EPC:

Band C (rating 69)

## Directions:

AL7 4NA

## Viewings:

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

**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.