



PUTTERILLS

est. 1992



Dodwood, Welwyn Garden City, Hertfordshire, AL7 3HE  
Offers In Excess Of £400,000



## Property Summary

This beautifully presented family home has been renovated to exacting standards, offering a harmonious blend of clean, crisp interiors and understated elegance. Thoughtfully finished with an eye for both form and function, the property is ideally positioned on a peaceful residential turning with excellent transport links and well-regarded local schooling.

A welcoming entrance hall leads to the heart of the home, an open-plan kitchen and dining space where traditional shaker-style cabinetry is paired with wood-block worktops and stylish brick-effect tiled splashbacks. A built-in electric oven sits neatly beneath a four-ring gas hob, completing this practical yet characterful arrangement. French doors open directly to the garden, making it ideal for family living and entertaining.

To the rear, the sitting room enjoys generous proportions and garden-facing views, creating a calming space bathed in gentle morning light. At the far end of the kitchen, a practical utility area provides access to a useful store room and ground floor cloakroom.

Upstairs, two spacious double bedrooms are arranged off a bright landing, each with built-in wardrobes and natural light from double-glazed windows. The landing also features a cleverly integrated study nook beneath the window, an ideal space for home working, reading, or quiet reflection. The bathroom presents a sleek, contemporary suite including a panel-enclosed bath with mixer tap, vanity hand basin with wood-effect storage beneath, and a low-level WC, all set against full tiling and completed with an opaque window.

Outside, the rear garden enjoys a south-east facing aspect, capturing bright morning and early afternoon sunshine, an inviting setting for al fresco breakfasts, relaxed lunches, or peaceful weekend moments. A paved patio area at the far end provides a dedicated space for outdoor seating or summer dining, all enclosed by fencing for privacy. To the front, there is convenient access to on-street parking.

































# Property Information



## Services:

Mains Water, Mains Electricity, Mains Gas and Mains Drainage

## Tenure:

Freehold

## Local Authority:

Welwyn Hatfield

## Council Tax:

Band C

## EPC:

Band TBC (rating TBC)

## Directions:

AL7 3HE

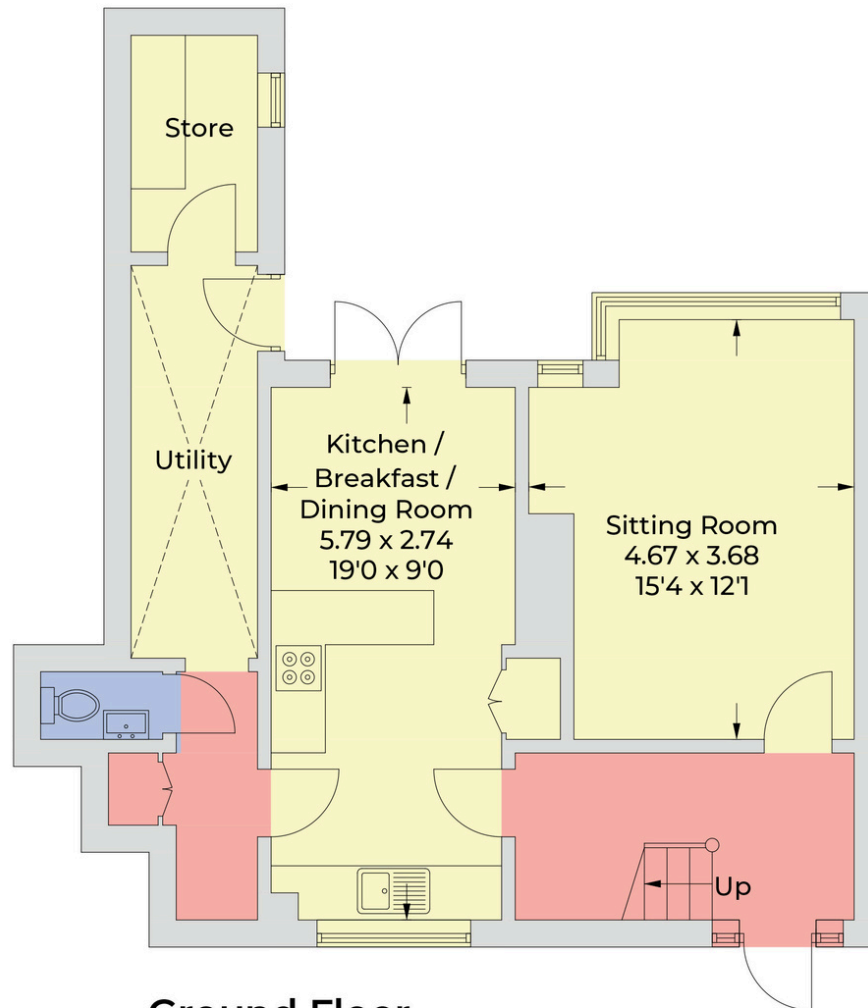
## Viewings:

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

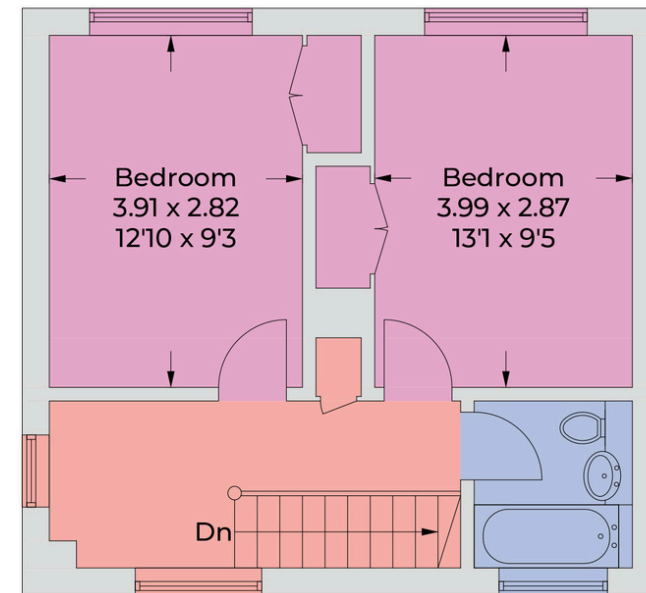
**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Approximate Gross Internal Area  
Ground Floor = 55.5 sq m / 597 sq ft  
First Floor = 38 sq m / 409 sq ft  
Total = 93.5 sq m / 1006 sq ft



**Ground Floor**



**First Floor**

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