



PUTTERILLS

— est. 1992 —



Harmer Green Lane, Welwyn, Hertfordshire, AL6 0EY

Guide Price £950,000

A Rare Opportunity Opposite the Green – An Exceptional Project in a Coveted Hamlet



Property Summary

With far-reaching views from the upper floor, a quiet setting away from the main road, and generous internal proportions approaching 1,700 sq ft (inclusive of the garage), this detached residence represents a rare chance to craft your forever home in one of the area’s most idyllic semi-rural settings.

The property is in need of full renovation throughout, yet its footprint is immensely promising. The current ground floor arrangement includes a 24ft dual-aspect sitting room, a formal dining room, and a kitchen/breakfast room overlooking the rear garden. A separate utility room and study provide practical flexibility, while internal access to the integral garage reinforces its family-friendly appeal.

Upstairs, four bedrooms are arranged off a central landing – each with built-in storage. The principal bedroom and third bedroom enjoy scenic views over the green and countryside beyond. A family bathroom and separate WC complete the accommodation.

Externally, the home sits proudly on a private plot with a large driveway providing ample off-street parking. The rear garden, not overlooked, offers scope for imaginative landscaping to complement the interior renovation.

The sale is offered with a complete upper chain, allowing buyers to progress with confidence.

Burnham Green – A Life Less Ordinary

Tucked between Welwyn Garden City and Datchworth, Burnham Green is a postcard-pretty hamlet cherished for its sense of community, outdoor lifestyle, and unspoilt views. At its heart lies the village green, a peaceful enclave that hosts summer fetes and local gatherings, overlooked by a charming 17th-century public house. For commuters, Welwyn North station (just over a mile away) provides swift services to London Kings Cross in under 35 minutes, while the A1(M) is within easy reach.

Walkers and nature lovers are spoiled for choice, with elevated circular trails leading through ancient woodland, meadows and the picturesque Digswell Viaduct. Local footpaths connect to neighbouring Tewin and countryside cafés, creating an unbeatable blend of country living with everyday convenience.













Property Information



Services:

Mains Water, Mains Electricity, Mains Gas and Mains Drainage

Tenure:

Freehold

Local Authority:

Welwyn Hatfield

Council Tax:

Band F

EPC:

Band TBC (rating TBC)

Directions:

AL6 0EY

Viewings:

All viewings strictly by appointment via the vendor's 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 = 100.4 sq m / 1081 sq ft
 First Floor = 56.9 sq m / 612 sq ft
 Total = 157.3 sq m / 1693 sq ft (Including Garage)

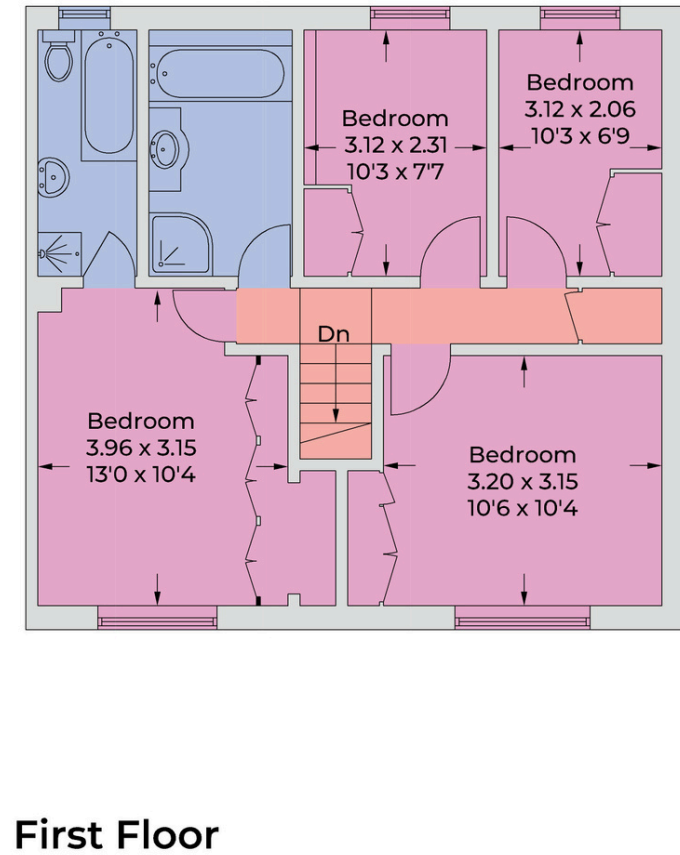
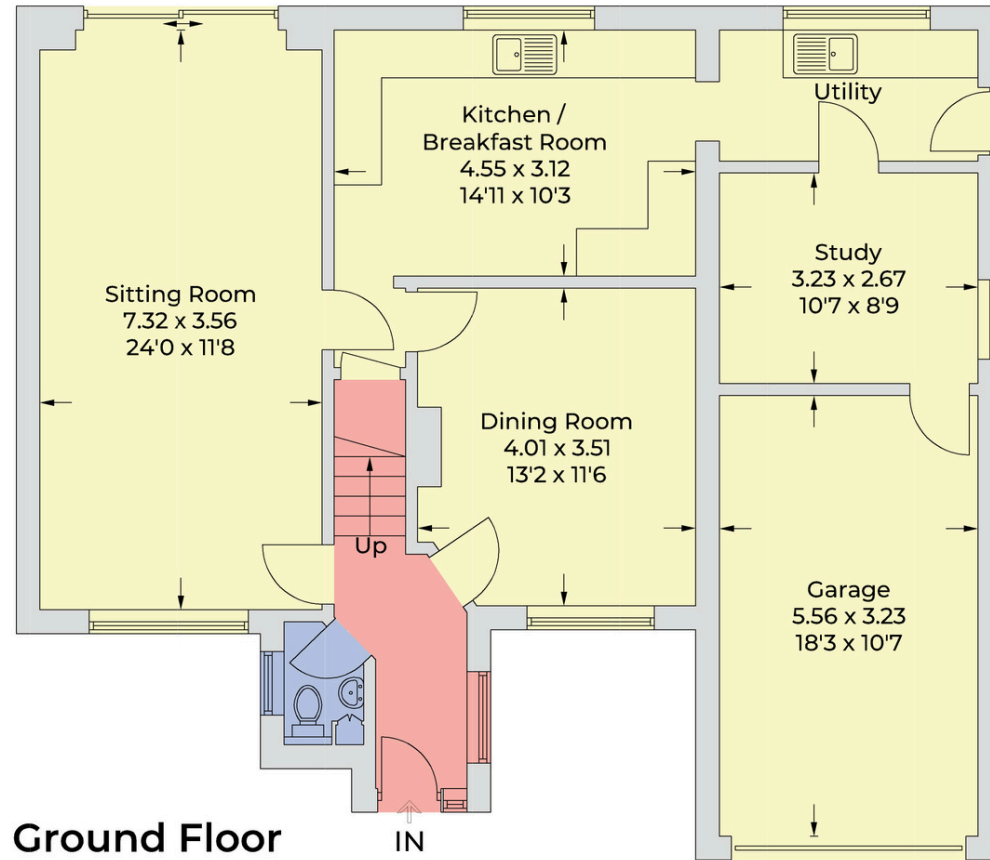


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putterills.co.uk | 01707 393333 | wgc@puterills.co.uk

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