



PUTTERILLS

est. 1992

Sandpit Road, Welwyn Garden City, Hertfordshire, AL7 3TW  
Guide Price £425,000

## PROPERTY SUMMARY

Set within a highly sought-after West Side cul-de-sac, this impressive three/four bedroom semi-detached home occupies a generous corner plot with a desirable south-facing garden. The versatile layout offers two spacious reception rooms, a ground-floor bedroom option, and excellent practical features including a downstairs W/C, shower room and utility room.

4



2



2



Well-proportioned throughout, the property provides flexible accommodation ideal for family living, home working or guest space, with further potential to extend (subject to planning). Outside, the private sun-filled garden and off-road parking complete this superb opportunity in one of Welwyn Garden City's most coveted locations.





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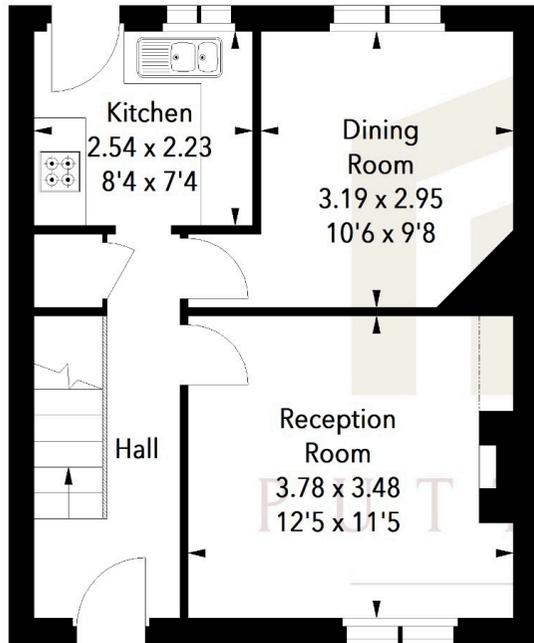


# Sandpit Road, AL7

Approximate Area = 80.27 sq m / 864 sq ft



Ground Floor



First Floor

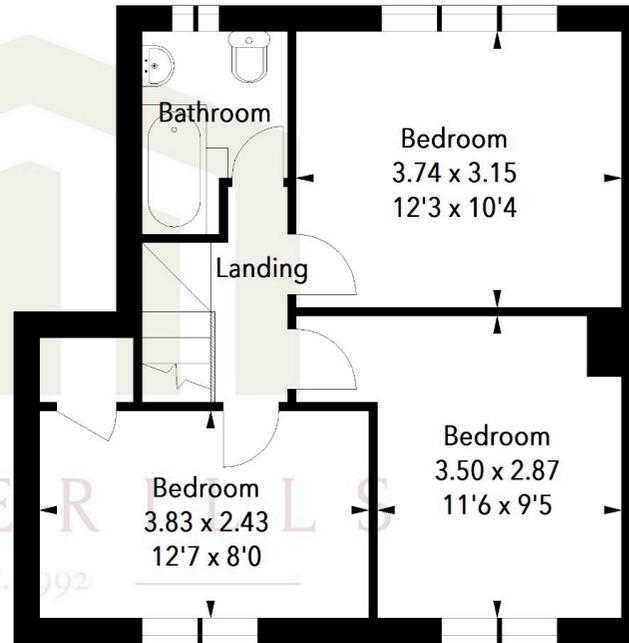


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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LOCAL AUTHORITY  
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND  
C

### VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	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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