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est. 1992

Welwyn Hall Gardens, Welwyn, Hertfordshire, AL6 9LF

Guide Price £630,000



# Charming Three-Bedroom Home in Old Welwyn



## Property Summary

A delightful three-bedroom house in Welwyn Hall Gardens, featuring a private garden, off-street parking, and a garage, moments from Old Welwyn High Street.

Located in Welwyn Hall Gardens, this three-bedroom house offers a blend of village living and convenient access to amenities. Offered with a guide price of £630,000, this property is suitable for families or professionals seeking a well-located home in Welwyn.

Upon entering, the property provides two reception rooms. These spaces offer room for relaxation and entertaining, providing areas for a living room and a dining area or a home office. The layout is designed to allow natural light, creating bright interiors.

There are three well-proportioned bedrooms. The master bedroom provides a comfortable space, while the additional two bedrooms are suitable for children, guests, or further office space. Complementing the bedrooms are two bathrooms, providing convenience for residents. The fittings and finishes in the bathrooms are contemporary.

One of the features of this home is its private garden. This outdoor space offers a setting for outdoor dining, gardening, or simply relaxing. The garden provides a sense of privacy and is located close to the village centre.

Further enhancing the property are off-street parking and a garage en bloc. The off-street parking provides convenience, while the garage offers secure storage or additional parking. These features contribute to the ease of daily living.

The location of Welwyn Hall Gardens is notable. Situated within seconds of Old Welwyn High Street, residents have immediate access to local shops, cafes, pubs, and restaurants. The village offers a sense of community. Welwyn benefits from transport links, with access to major road networks such as the A1(M) and M25, making commuting to London and other areas accessible. Welwyn North train station is also within reach, providing services to London King's Cross.

This property represents an opportunity to acquire a well-maintained home in one of Welwyn's desirable locations. With its living spaces, private garden, and proximity to local amenities and transport links, it offers a comfortable lifestyle. Viewing is recommended to appreciate this home.



































# Property Information



Services:  
TBC

Tenure:  
Freehold

Local Authority:  
Welwyn Hatfield

Council Tax:  
Band F

EPC:  
Band TBC (rating TBC)

Directions:  
AL6 9LF

Viewings:

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



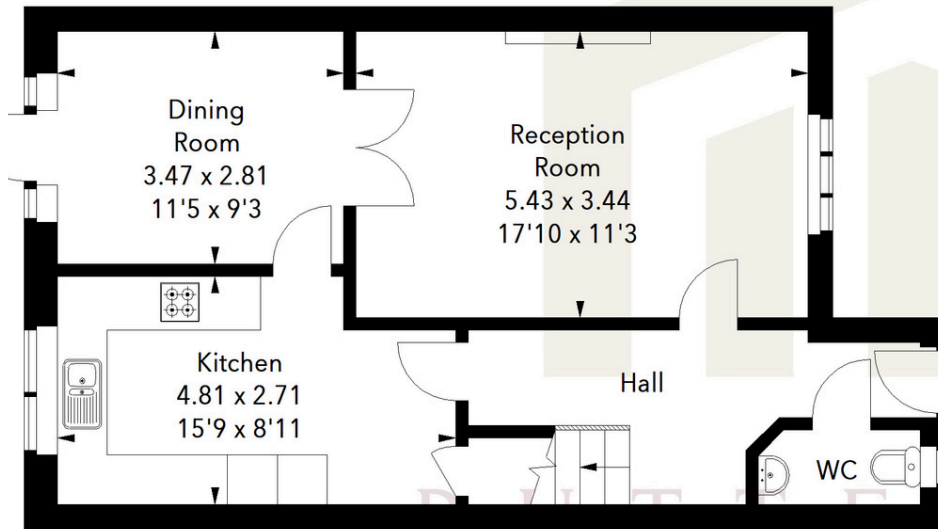
**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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



## Welwyn Hall Gardens, AL6

Approximate Area = 106.74 sq m / 1149 sq ft

Ground Floor



First Floor

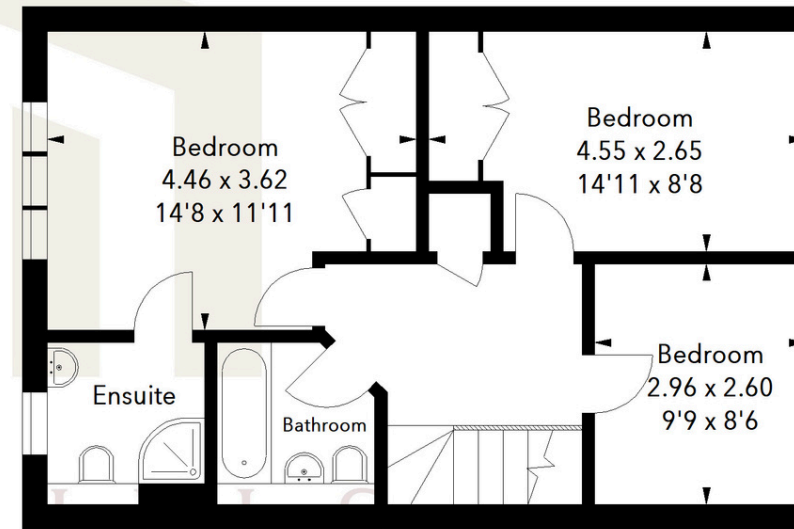


Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

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