



PUTTERILLS

— est. 1992 —

Coneydale, Welwyn Garden City, AL8 7RX
Guide Price £800,000

PROPERTY SUMMARY

Nestled in the highly sought-after West Side of Welwyn Garden City, this delightful four-bedroom semi-detached house on Coneydale presents a rare opportunity to acquire a characterful family home. Boasting an impressive internal footprint in excess of 1,500 square feet, this property offers versatile living spaces perfectly suited for modern family life.

One of the standout features of this property is its generous south-facing rear garden. This expansive outdoor space provides a private oasis, perfect for al fresco dining, gardening enthusiasts, or children's play. The sunny aspect ensures the garden is bathed in natural light throughout the day, creating an inviting environment for outdoor enjoyment during the warmer months. The mature planting and well-maintained lawn offer a picturesque backdrop to this already impressive home.

4



3



2









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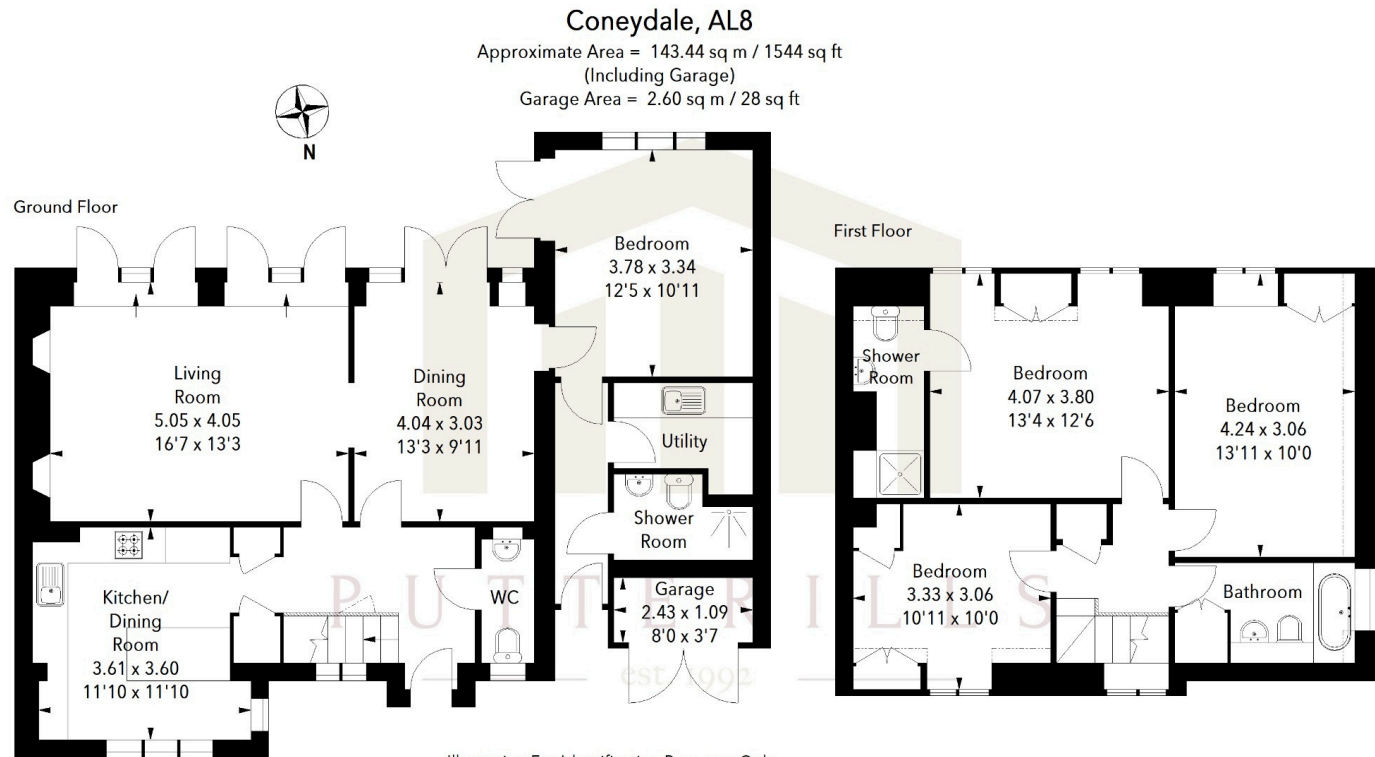


Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
 Welwyn Hatfield

TENURE
 Leasehold

COUNCIL TAX BAND
 F

VIEWINGS
 By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 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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