



P U T T E R I L L S

— est. 1992 —



Beehive Green, Welwyn Garden City, Hertfordshire, AL7 4BE  
Guide Price £700,000



## PROPERTY SUMMARY

Situated within the highly sought-after cul-de-sac of Beehive Green, Welwyn Garden City, with its unique central green space, this exceptional three/four bedroom semi-detached house presents a rare opportunity for discerning buyers.

3



Attractive and well-presented, this stylish home features off-road parking, a private garage and bright, well-proportioned living spaces ideal for modern family life. Finished to a high standard throughout, the flexible layout currently offers three bedrooms, with potential for a fourth bedroom, home office or playroom, plus a contemporary bathroom with bath and shower.

1



2



The property benefits from excellent local amenities, highly regarded schools, fast rail links to London King's Cross and convenient access to the A1(M) and A414.





























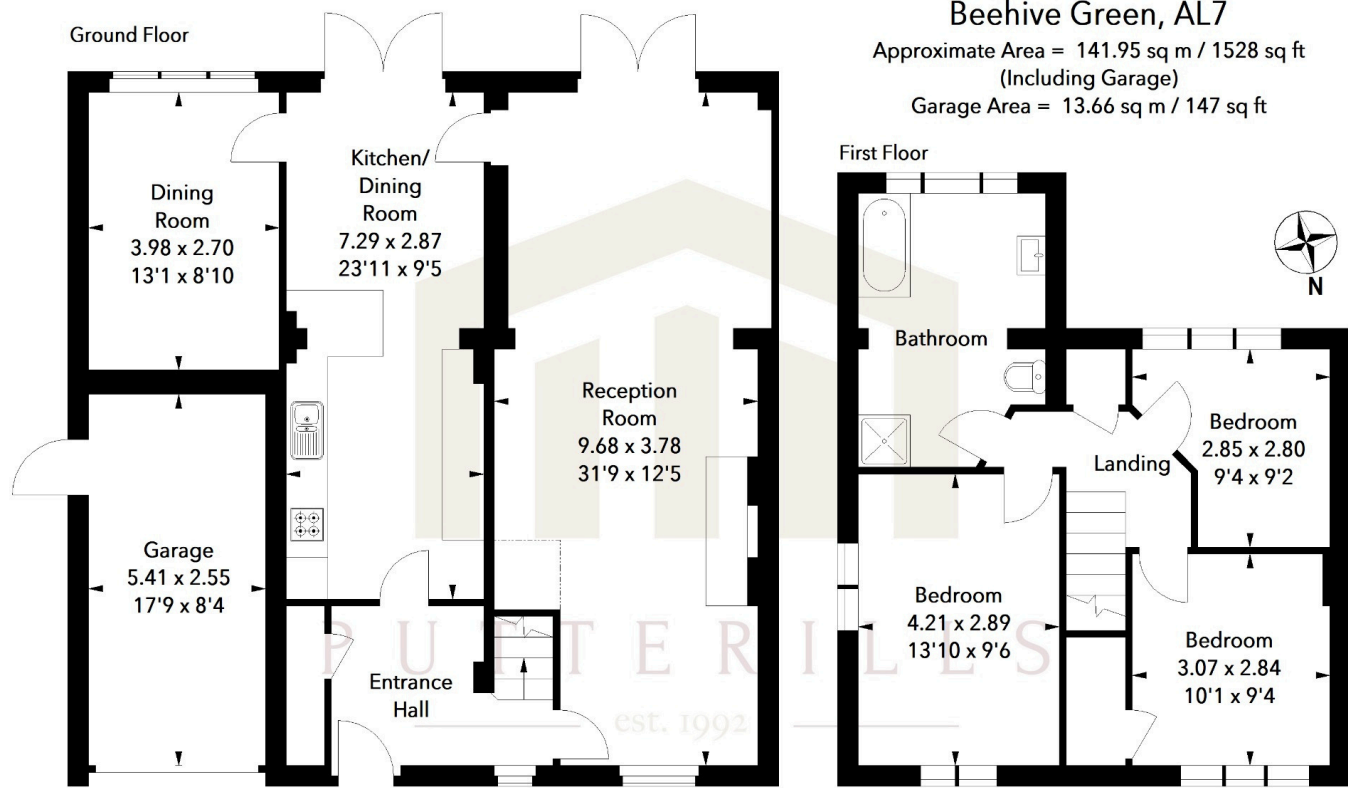


Illustration For Identification Purposes Only.  
 All measurements and areas are approximate, not to scale.  
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LOCAL AUTHORITY  
 Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND  
 D

VIEWINGS  
 By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 64 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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