



PUTTERILLS

— est. 1992 —

£700,000

Little Youngs

Welwyn Garden City AL8 6SL

PROPERTY SUMMARY

Set within a peaceful cul-de-sac on the sought-after West Side of Welwyn Garden City, this three-bedroom home offers generous living space, a large rear garden, off-road parking and a private garage. The property also presents clear scope to extend or modernise further (subject to planning permission).

The ground floor features two bright and versatile reception rooms, ideal for both everyday living and entertaining, along with a separate kitchen overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The layout is practical, comfortable, and provides a strong foundation for future improvement.

The rear garden is a particular highlight — a sizeable and private space, perfect for families, keen gardeners or summer entertaining. The plot also lends itself well to future extension, subject to the usual consents.

Little Youngs is a quiet and family-friendly location within easy reach of Welwyn Garden City town centre, the mainline station (fast services to London King's Cross), excellent local schools and an array of parks and green spaces.

This is a rare opportunity to secure a home with space, character and genuine potential in one of Welwyn Garden City's most desirable residential pockets.

Agent's Note: This property is leasehold, with approximately 900 years remaining on the lease. We understand that some minor modifications were made by a previous owner many years ago likely before planning consents were possible, including the creation of the front store and a small extension to the rear of the garage. Buyers are advised to make their own enquiries regarding these alterations.

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LOCAL AUTHORITY
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND
F

VIEWINGS

By prior appointment only

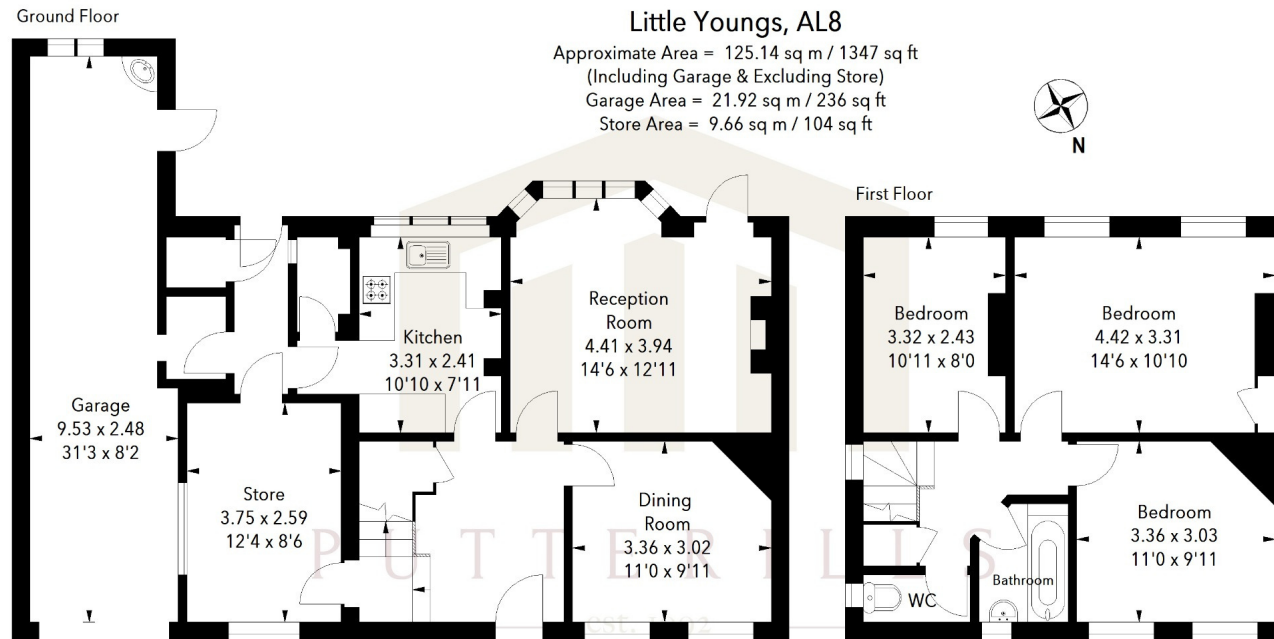


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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



OFFICE ADDRESS
34 Wigmores North
Welwyn Garden
City
Hertfordshire
AL8 6PH

CONTACT DETAILS
[01707 393333](tel:01707393333)
wgc@putterills.co.uk
www.putterills.co.uk



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