



PUTTERILLS

— est. 1992 —



Wilkins Grove, Welwyn Garden City, AL8 6JS  
Guide Price £700,000



## PROPERTY SUMMARY

Located in the popular West Side of Welwyn Garden City, this attractive three-bedroom semi-detached home offers spacious and flexible living. Highlights include an extended open-plan kitchen/diner, two reception rooms, and a modern family bathroom.

The property also benefits from a private driveway, integrated garage, and a private rear garden. Conveniently positioned near highly regarded schools, local amenities, and excellent transport links to London King's Cross, this home is ideal for families and professionals alike.

3



1



2

























LOCAL AUTHORITY  
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND  
E

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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

## Wilkins Grove, AL8

Approximate Area = 129.04 sq m / 1389 sq ft  
(Including Shed)  
Shed Area = 6.78 sq m / 73 sq ft

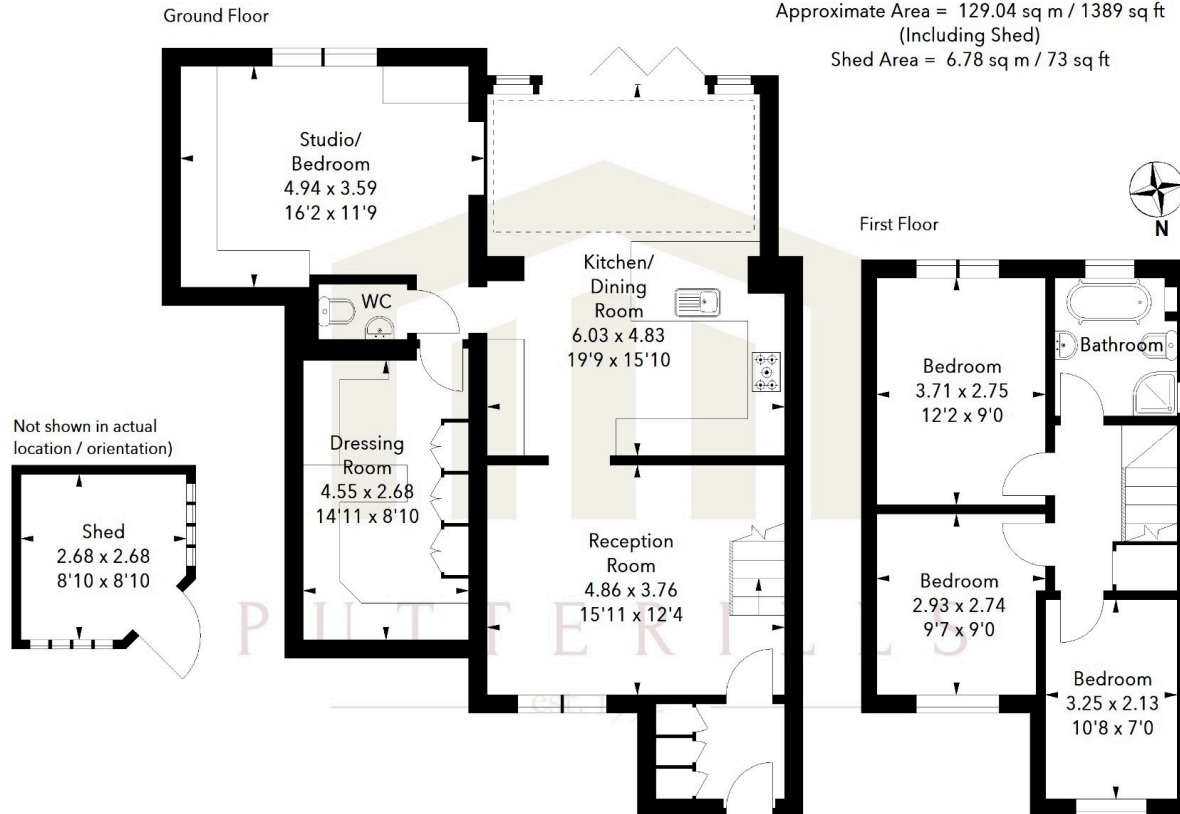


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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### OFFICE ADDRESS

34 Wigmores North  
Welwyn Garden  
City  
Hertfordshire  
AL8 6PH

### CONTACT DETAILS

01707 393333  
wgc@putterills.co.uk  
www.putterills.co.uk

