



PUTTERILLS

est. 1992

Sherrards Mansions, Welwyn Garden City, AL8 7AY  
Guide Price £825,000

# PROPERTY SUMMARY

Set within a prestigious converted Victorian mansion, this beautifully presented three-bedroom home combines period character with modern practicality in an exceptional location between Welwyn Garden City and Welwyn Village. Offering two generous reception rooms, a well-appointed kitchen, three well-proportioned bedrooms including a principal suite with en-suite shower room, an integral garage and utility area, the property has been meticulously maintained throughout. Surrounded by attractive communal grounds and within easy reach of Sherrardspark Wood, local amenities, mainline rail services and the A1(M), this is a rare opportunity to acquire a distinctive home that offers both lifestyle appeal and everyday convenience.

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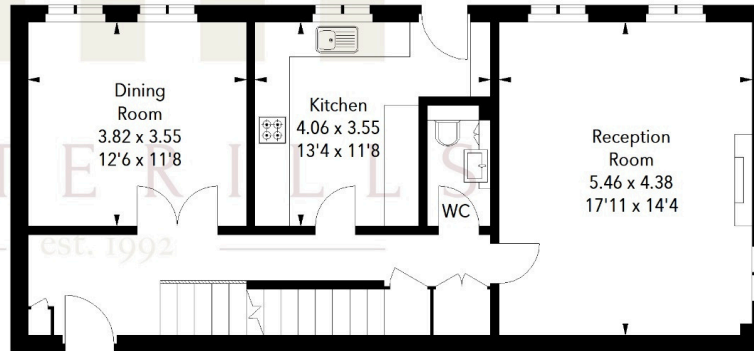
## Sherrards Mansions, AL8

Approximate Area = 172.52 sq m / 1857 sq ft

First Floor



Ground Floor



Lower Ground Floor

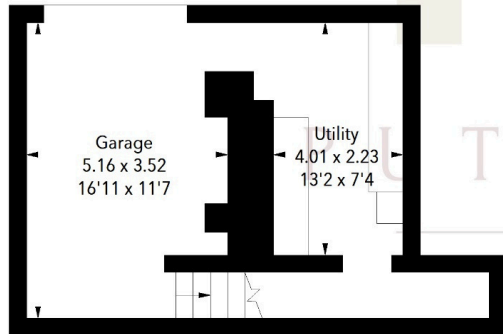


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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LOCAL AUTHORITY  
Welwyn Hatfield

TENURE Share of Freehold

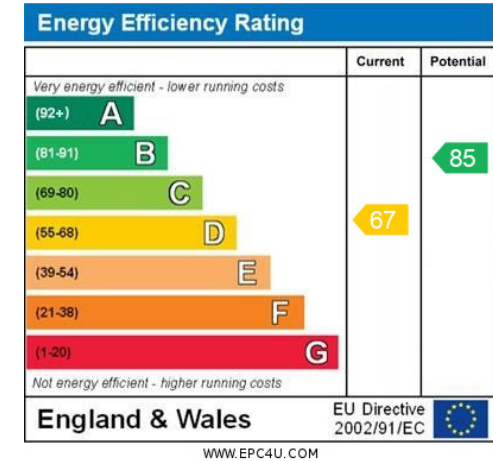
LEASE END DATE: 01/01/2994

SERVICE CHARGE: £600 p/a

COUNCIL TAX BAND  
G

VIEWINGS

By prior appointment only



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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