

Guide Price £400,000

Kirklands, Welwyn Garden City, Hertfordshire, AL8 7RF

PUTTERILLS

est. 1992

Presented to the market with no onward chain, this three-bedroom terraced house in the highly sought-after Welwyn Garden City offers an exceptional opportunity for prospective buyers. This property is ideal for those looking to create their dream home, as it requires modernisation throughout, providing a blank canvas for personal taste and significant improvement.

Upon arrival, the convenience of off-street parking to the front immediately enhances its appeal, a valuable asset in any residential area. Stepping inside, the accommodation is thoughtfully arranged over two floors, offering a practical and spacious layout for family living. The ground floor features a generously sized 18'1" reception room, providing ample space for both relaxation and entertaining. This versatile area can be configured to suit various lifestyles, whether as a comfortable lounge or a combined living and dining space.

The separate 15'1" kitchen is another key feature, offering considerable potential. With direct access to the rear garden, it presents an excellent opportunity to be transformed into a modern, open-plan kitchen-diner, subject to the necessary consents. Adjacent to the kitchen, a charming conservatory overlooks the established rear garden, providing a tranquil space to enjoy the outdoors regardless of the weather, and further extending the living accommodation.

Ascending to the first floor, you will find three well-proportioned bedrooms, offering comfortable sleeping quarters for a family. The layout includes a separate bathroom and WC, a practical arrangement that can be reconfigured during modernisation to create a contemporary family bathroom. Each bedroom benefits from natural light, providing bright and airy spaces.

The exterior of the property is equally impressive. The generous and established rear garden offers a private oasis, perfect for outdoor dining, gardening, or children's play. A significant advantage is the large detached garden shed/outbuilding, which provides useful additional storage or could even be converted into a home office or workshop, adding further value and utility to the property.

Located in the desirable Welwyn Garden City, residents benefit from excellent local amenities, including shopping facilities, schools, and leisure options. The area also boasts superb transport links, with easy access to major road networks and a mainline railway station providing fast connections to London. This property represents a superb investment for those seeking a home with significant potential for capital appreciation through renovation, combined with the benefits of a prime location. Early viewing is highly recommended to fully appreciate the scope and opportunity this chain free property offers.

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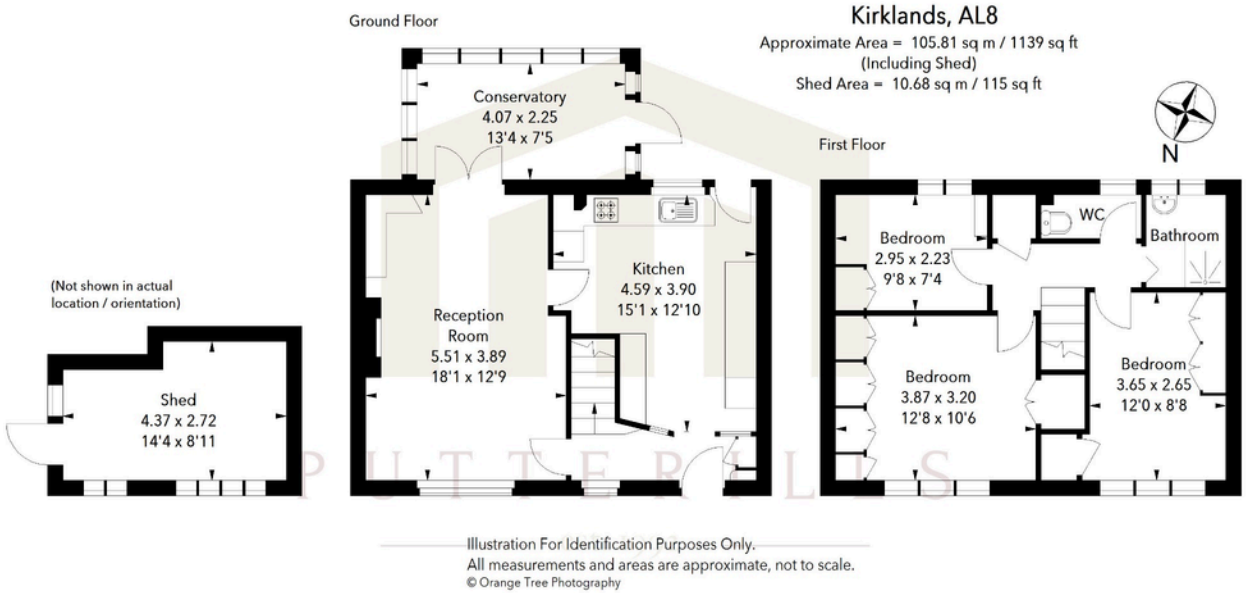




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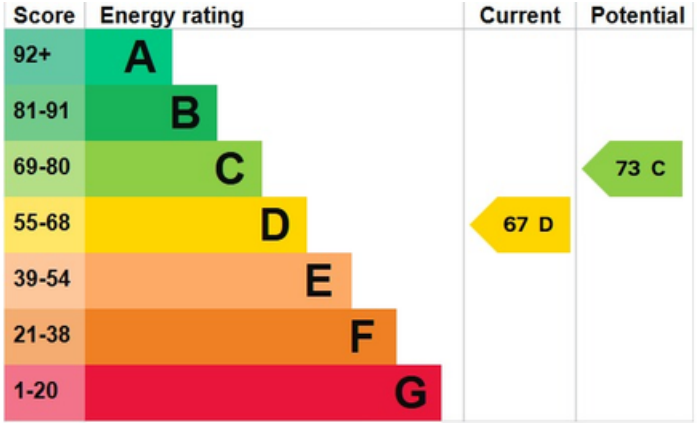


LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Freehold

COUNCIL TAX BAND
D

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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Putterills Welwyn
Garden City
34 Wigmores North
AL8 6PH

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