



PUTTERILLS

est. 1992

£275,000 Leashold
Field View Court

Welwyn Garden City AL8 7DZ

PROPERTY SUMMARY

A modern one bedroom maisonette set within Field View Court on New Road. The property enjoys the advantage of a private entrance, giving it a more independent feel than a traditional apartment, and is well suited to first time buyers, downsizers or buy to let purchasers seeking a low maintenance home in a convenient Welwyn Garden City location.

Inside, the accommodation is bright and neatly presented, centred around an open plan kitchen and reception area that works well for both everyday living and entertaining. The kitchen is fitted with contemporary units and good worktop space, creating a practical and tidy environment for cooking and dining, while the reception area provides comfortable space for a sofa, dining table and occasional furniture. The bedroom offers a calm retreat, with space for essential furnishings, and is complemented by a modern bathroom finished in a clean, contemporary style.

Outside, a key feature is the south-facing private garden with patio area, providing a valuable outdoor space for seating, relaxing and low-effort gardening. The property also benefits from allocated parking, adding convenience for residents and visitors. Field View Court is ideally placed for access to local amenities, Welwyn Garden City town centre and the mainline railway station with services into London King's Cross. Road links via the A1(M) are also within easy reach, making this a practical base for commuting and travel across Hertfordshire and beyond.

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Field View Court, New Road, AL8

Approximate Area = 34.65 sq m / 373 sq ft

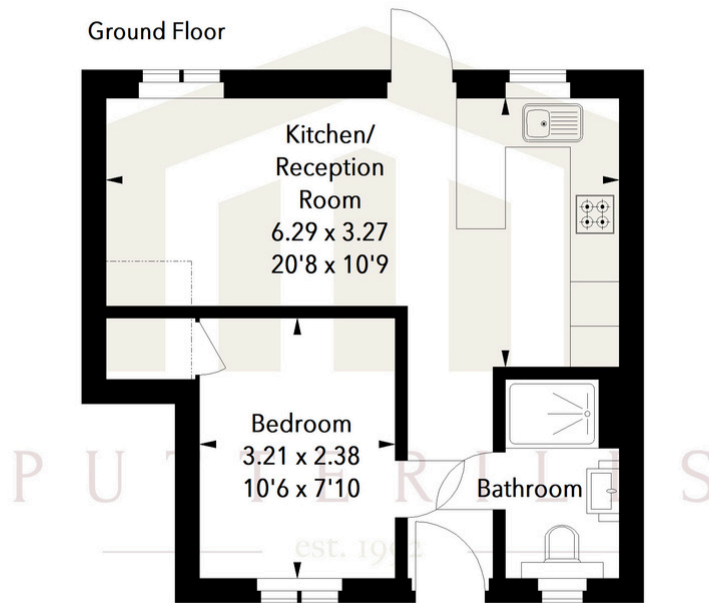


Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

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LOCAL AUTHORITY
Welwyn & Hatfield DC

TENURE

COUNCIL TAX BAND
C

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	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



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