



PUTTERILLS

— est. 1992 —

Meadow Green, Welwyn Garden City, AL8 6SS  
Guide Price £1,000,000

## PROPERTY SUMMARY

Situated on a generous third-of-an-acre plot in the highly sought-after West Side of Welwyn Garden City, this extended high-specification home offers spacious living alongside a fully self-contained one-bedroom studio, ideal for rental income, a home business, or multi-generational living.

4



3



2



The property centres around a stunning open-plan kitchen, dining and living space with bi-fold doors opening onto a beautifully landscaped garden. The main house provides three bedrooms, including a principal suite with en-suite, while outside there is a driveway for three vehicles, a large garden, and a powered workshop.

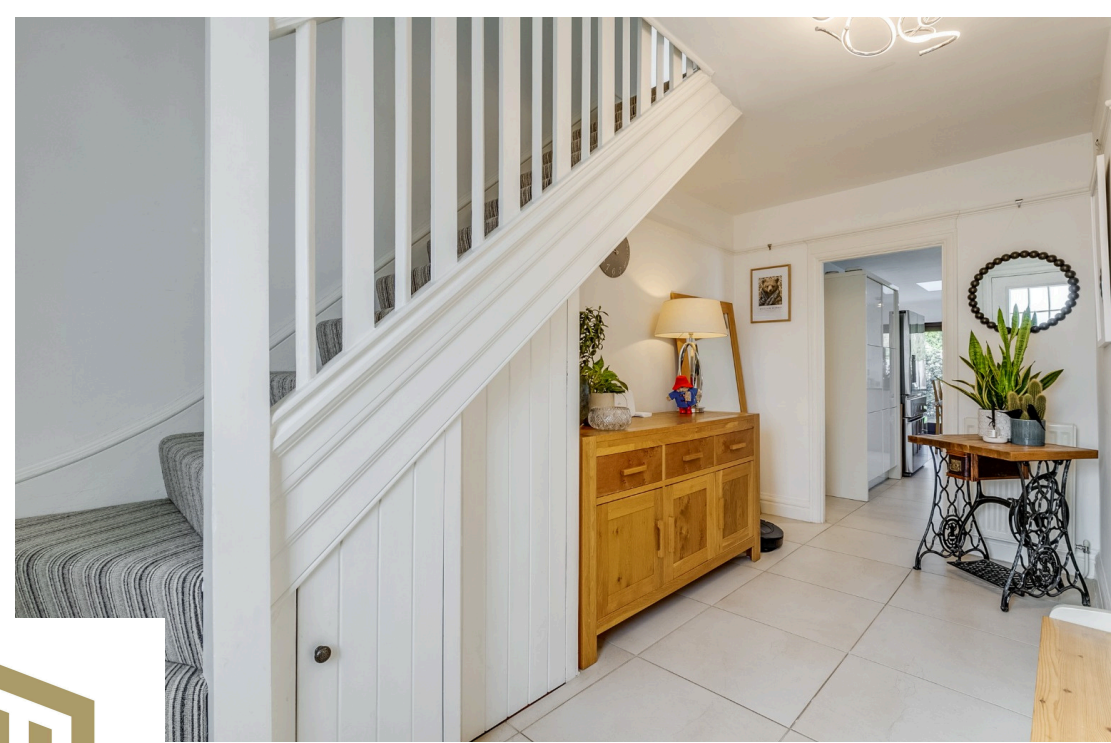
Ideally located close to excellent schools, the town centre, and the mainline station with links to London and Cambridge, this exceptional home offers both space and versatility in a prime location.





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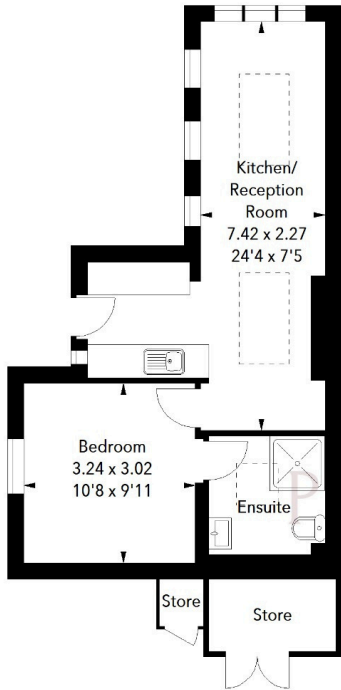




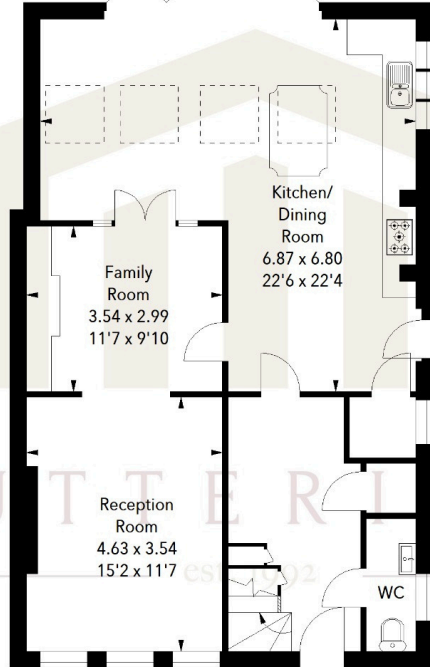
### Meadow Green, AL8

Approximate Area = 175.86 sq m / 1893 sq ft  
 (Including Ground Floor Studio & Stores)  
 Ground Floor Studio Area = 37.16 sq m / 400 sq ft  
 Store Areas = 3.76 sq m / 40 sq ft

Ground Floor Studio



Ground Floor



First Floor

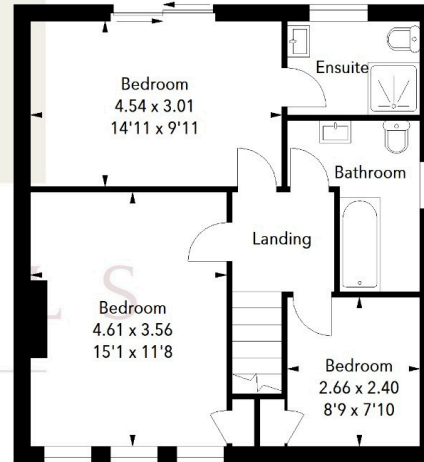


Illustration For Identification Purposes Only.  
 All measurements and areas are approximate, not to scale.  
 © Orange Tree Photography

LOCAL AUTHORITY  
 Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND  
 F

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 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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