



PUTTERILLS
— est. 1992 —

Offers Over £400,000

29 Golden Dell, Welwyn Garden City,
Hertfordshire, AL7 4EE

PROPERTY SUMMARY

We proudly present this charming three-bedroom terraced home, ideally situated in a well-connected and family-friendly part of Welwyn Garden City.

Offering bright and adaptable accommodation throughout, the property features a welcoming living room with a wood-burning stove, an open-plan kitchen and dining area with direct access to the garden, and three well-proportioned bedrooms.

Outside, the attractive rear garden provides a peaceful retreat with established planting and practical storage.

Surrounded by green open spaces, countryside walks and excellent local amenities, while remaining within easy reach of London, this delightful home combines everyday convenience with a strong sense of community and an enviable outdoor lifestyle.







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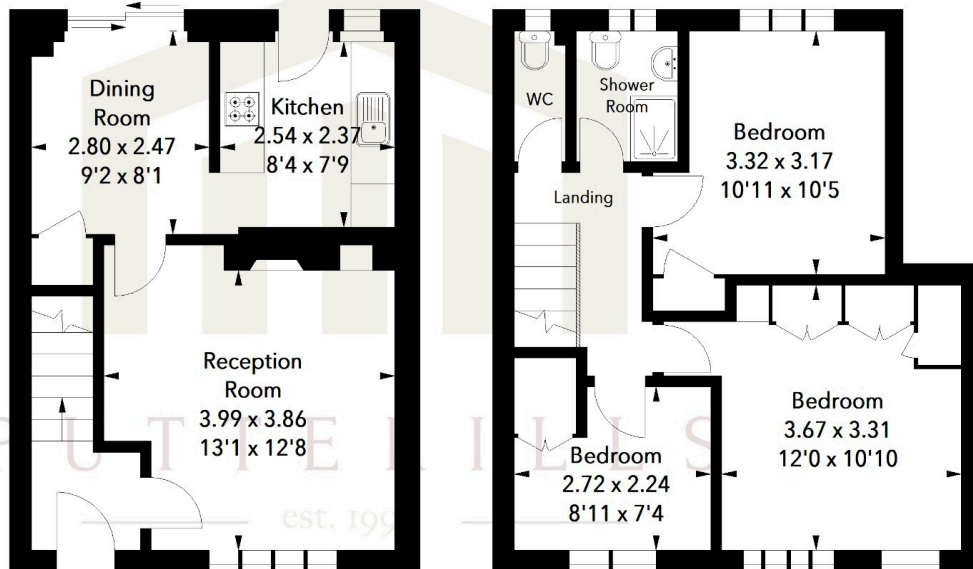
Golden Dell, AL7

Approximate Area = 80.54 sq m / 867 sq ft
 (Including Outbuilding)
 Outbuilding Area = 4.83 sq m / 52 sq ft



Ground Floor

First Floor



(Not shown in actual location / orientation)

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
 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	D	75
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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