



P U T T E R I L L S

— est. 1992 —



Harmer Green Lane, Welwyn, Hertfordshire, AL6 0AD  
Guide Price £1,200,000

# PROPERTY SUMMARY

Tucked away within one of Welwyn's most desirable residential locations, this substantial four-bedroom detached home occupies a generous plot and offers a rare combination of immediate family living and exceptional long-term potential (STPP). Arranged across split levels, the property provides flexible and well-balanced accommodation including two reception rooms, four well-proportioned bedrooms and two bathrooms, alongside exciting opportunities to modernise, extend or reconfigure. Outside, the expansive rear garden offers both privacy and significant scope for enhancement, while a spacious driveway provides ample parking. Positioned less than a ten-minute walk from Welwyn North station and surrounded by countryside walks, this is an exceptional opportunity to create a bespoke long term home in a highly regarded village setting.

4



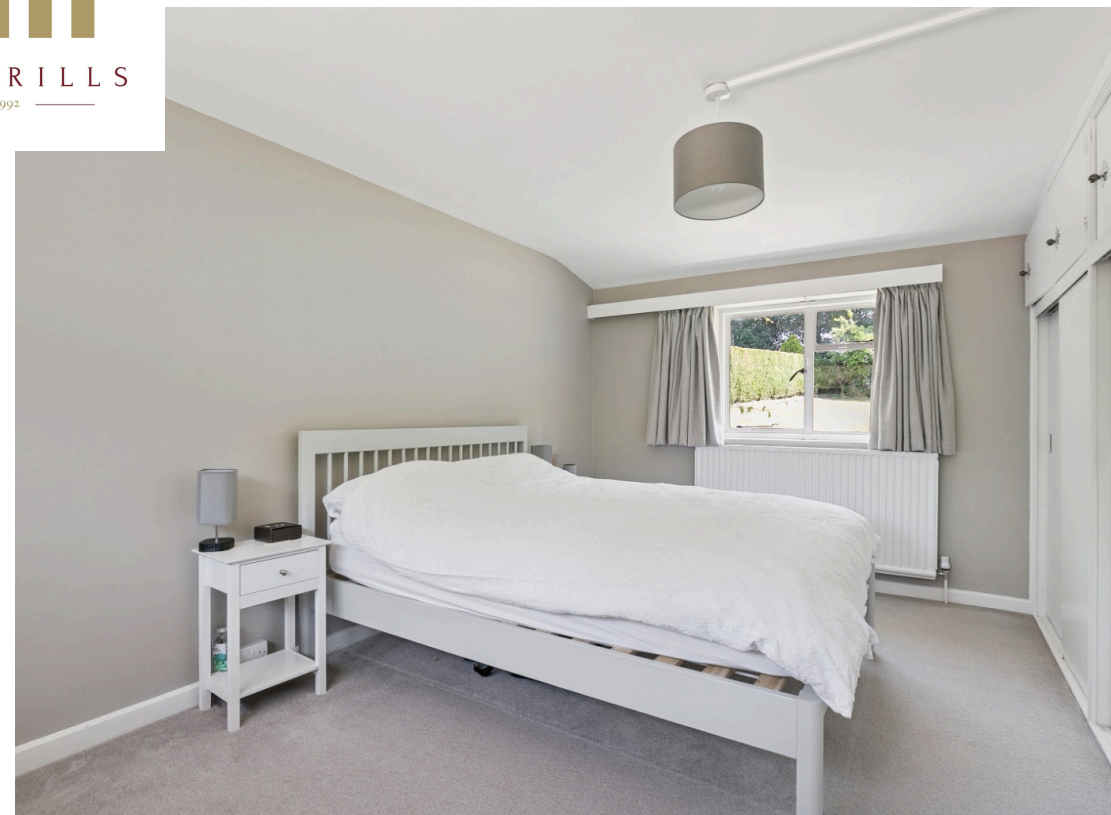
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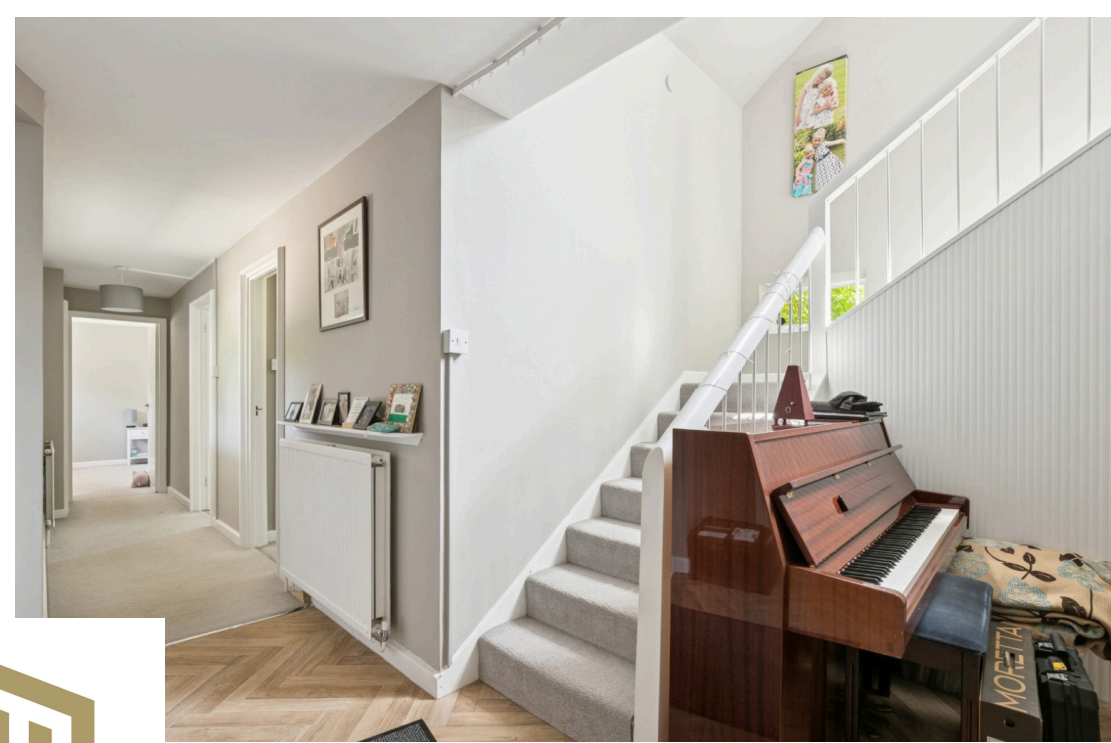


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PUTTERILLS  
— est. 1992 —





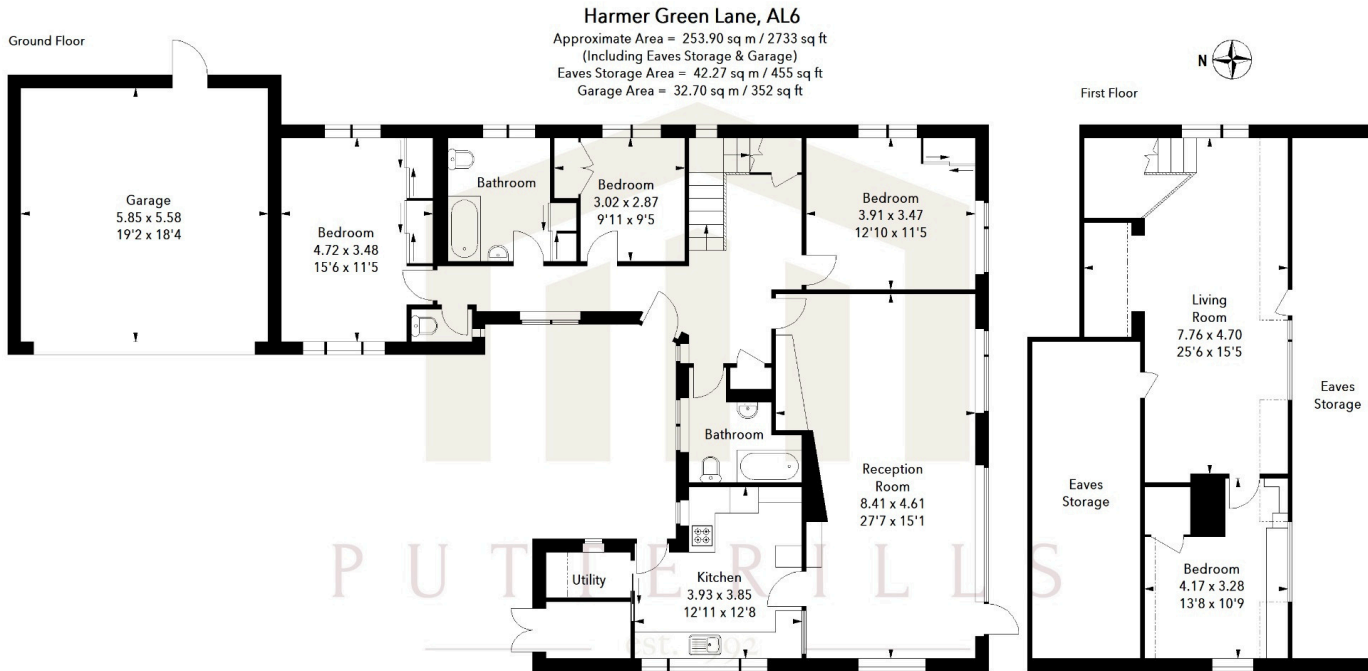
LOCAL AUTHORITY  
Welwyn Hatfield

TENURE Freehold

COUNCIL TAX BAND  
F

VIEWINGS

By prior appointment only



**Harmer Green Lane, AL6**  
Approximate Area = 253.90 sq m / 2733 sq ft  
(Including Eaves Storage & Garage)  
Eaves Storage Area = 42.27 sq m / 455 sq ft  
Garage Area = 32.70 sq m / 352 sq ft

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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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