



**PUTTERILLS**  
— est. 1992 —

**Guide Price £400,000**  
Meadway, Welwyn Garden City, Hertfordshire,  
AL7 4NH

## PROPERTY SUMMARY

The property opens into a recently fitted kitchen located to the rear of the house, offering a modern and practical space with direct access to the garden. The ground floor continues with a bright and spacious living/dining room, providing a comfortable and versatile area ideal for both relaxing and entertaining.

Approaching 900sqft, the property is arranged over two floors and offers a well-balanced layout. Upstairs, there are three generous-sized bedrooms, well-suited to family living, working from home, or those in need of additional space.

Externally, the property benefits from off-street parking and side access, while to the rear is a particularly generous east-facing garden, offering an ideal space for family life, outdoor dining, and entertaining during the warmer months.

The location is highly convenient, with Woodhall local shops just a short walk away, offering a Co-op, café, hairdressers and a range of everyday amenities. For families, the property is well placed for local schooling, with nearby primary and secondary schools within easy reach.













LOCAL AUTHORITY  
Welwyn Hatfield

TENURE  
Freehold

COUNCIL TAX BAND  
C

VIEWINGS  
By prior appointment only

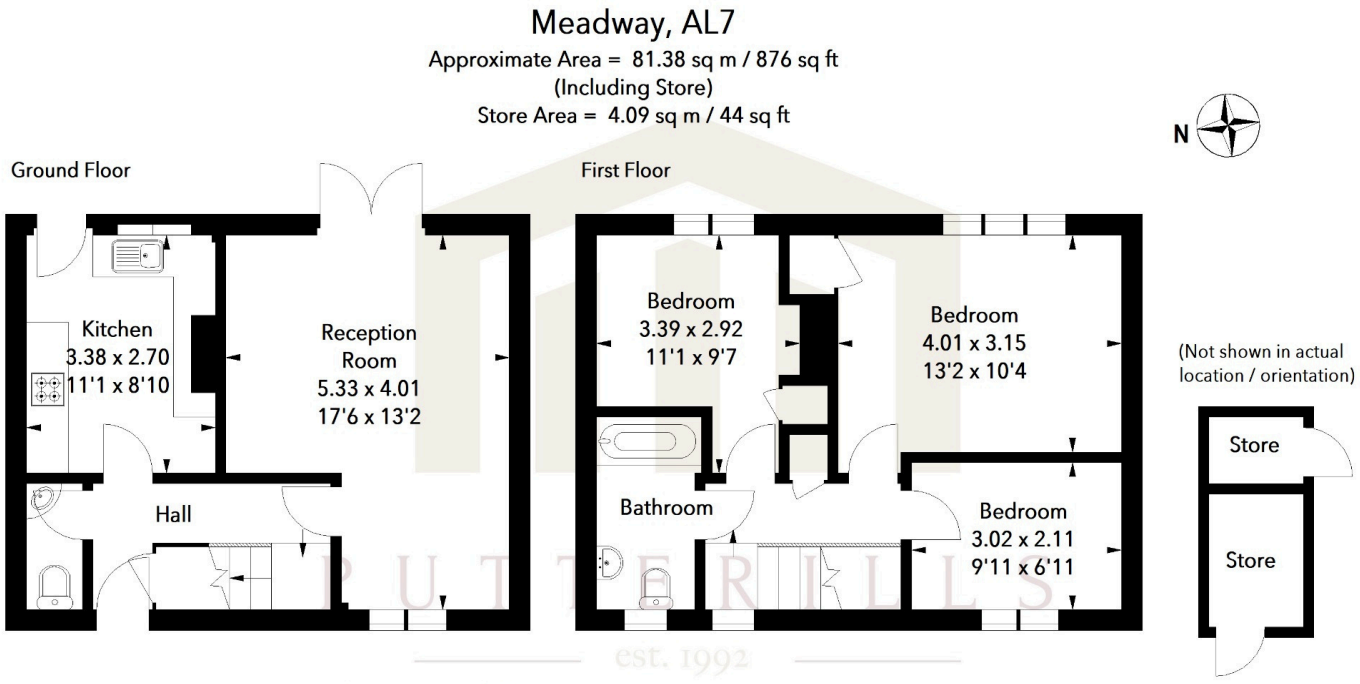


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 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



OFFICE ADDRESS  
Putterills Welwyn  
Garden City  
34 Wigmores North,  
Hertfordshire, AL8 6PH

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