



Offers Over £700,000

**Templewood, Welwyn Garden City, Hertfordshire,
AL8 7HT**

Nestled in the highly coveted West Side of Welwyn Garden City, this impressive four-bedroom semi-detached family home presents an exceptional opportunity for any buyer. Boasting over 1500 square feet of thoughtfully extended accommodation, this property combines generous living spaces with a prime location, making it an ideal choice for families seeking comfort, convenience, and potential.

Upon entering, you are greeted by a welcoming atmosphere that flows through the three distinct reception rooms. These versatile spaces offer ample room for both formal entertaining and relaxed family living, providing flexibility to suit various lifestyles. The ground floor also benefits from a convenient downstairs W/C and shower room, adding to the practicality of this family home.

The heart of the home, the kitchen, is well-appointed, includes a pantry/larder and serves as a central hub for daily activities. With the existing footprint, there is significant scope for a buyer to modernise and personalise this space to their exact tastes and requirements, creating a truly bespoke culinary environment.

Behind the garage is a utility/workroom with a window overlooking the garden, with great potential to convert into a home office or play room subject to the necessary consents.

Upstairs, the property features four well-proportioned bedrooms, offering comfortable retreats for all family members. The layout ensures privacy and space, complemented by a family bathroom. The thoughtful extension work already undertaken has significantly enhanced the living area, yet there remains exciting potential to extend further, subject to obtaining the necessary planning permissions (STPP). This offers a fantastic opportunity to add even more value and tailor the home to evolving family needs.

One of the most compelling aspects of this property is its enviable location. Situated on the West Side, residents benefit from being just a short walk from Welwyn Garden City's vibrant town centre, which offers an array of shops, restaurants, and amenities. The mainline train station is also within easy reach, providing excellent links to London King's Cross, making it perfect for commuters. Families will particularly appreciate the proximity to highly sought-after schooling options, ensuring access to quality education for children of all ages.

The exterior of the property complements its spacious interior, offering outdoor areas suitable for relaxation and recreation. With its blend of existing comfort, potential for future enhancement, and an unbeatable location, this property truly stands out. Early viewing is highly recommended to fully appreciate all that this magnificent Welwyn Garden City residence has to offer.

AGENTS NOTE - Please be aware that the sellers have made us aware that the property has spray foam insulation.

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate all images are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.











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LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Leasehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

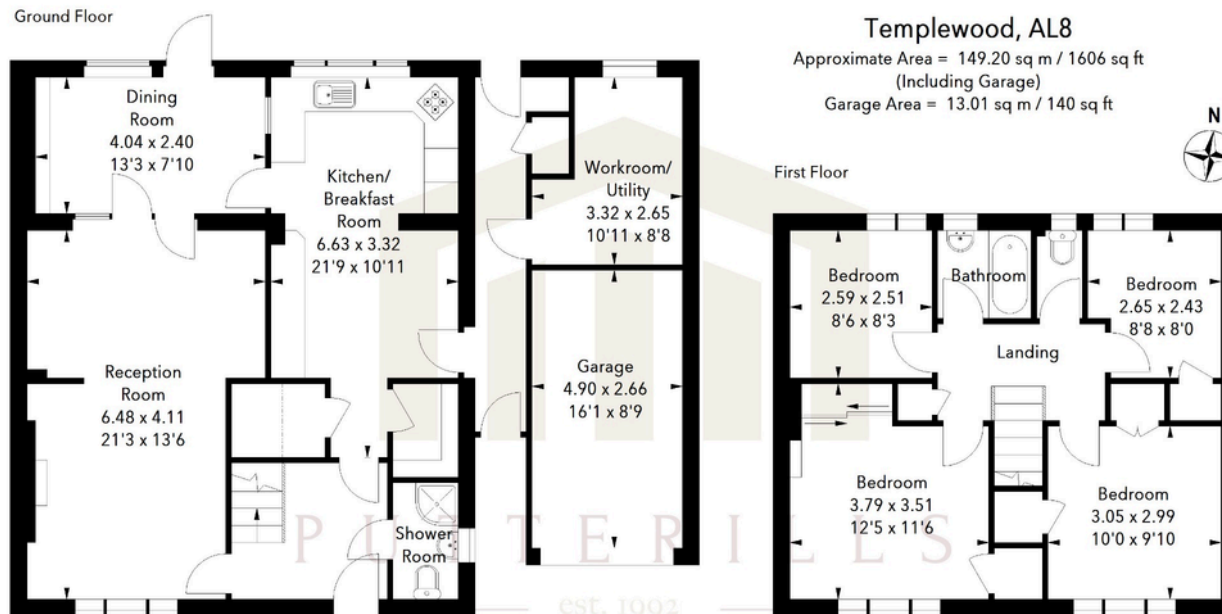


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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