



Guide Price £675,000

Parkway, Welwyn Garden City, Hertfordshire, AL8 6JD

Located in highly sought-after Parkway area, this attractive three/four-bedroom home presents a rare opportunity to acquire a substantial property in one of Welwyn Garden City's most desirable locations. This residence is perfectly positioned for convenient access to the town centre and mainline station, both just a short walk away, providing excellent links to London and beyond.

Arranged over three floors, the property boasts approximately 1,553 sq ft of versatile accommodation, ensuring ample space for families of all sizes. Upon entering, you are greeted by an impressive 17'11" x 16'11" bay-fronted reception room, a bright and inviting space perfect for relaxation and entertaining. The ground floor also features a spacious 16' x 14'1" kitchen/dining room, thoughtfully designed to be the heart of the home, offering plenty of room for culinary creativity and family meals. Adjacent to the kitchen, a delightful conservatory opens directly onto the private rear garden, seamlessly blending indoor and outdoor living. There is also the added benefit of a ground floor bedroom/office for versatile use.

The first floor is home to the principal bedroom, a tranquil retreat complete with fitted wardrobes and a private en-suite shower room, providing a luxurious sanctuary. An additional bedroom and a family bathroom are also located on this floor, offering comfortable living arrangements. Ascending to the top floor reveals a superb additional bedroom, benefiting from its own en-suite shower room, making it an ideal space for guests, teenagers, or as a private home office.

Externally, the property features a private rear garden, meticulously maintained and offering a serene escape. A patio seating area provides the perfect spot for al fresco dining and entertaining, while the charming summer house offers additional versatile space, ideal for a home office, gym, or play area. A significant and valuable asset in this central location is the rare garage en bloc, providing secure parking or additional storage.

This character home combines period charm with modern conveniences, all within an exceptionally convenient central location. Its proximity to local amenities, reputable schools, and excellent transport links makes it an ideal choice for those seeking a vibrant community lifestyle without compromising on space or comfort. Early viewing is highly recommended to fully appreciate the quality and location of this exceptional Welwyn Garden City property.







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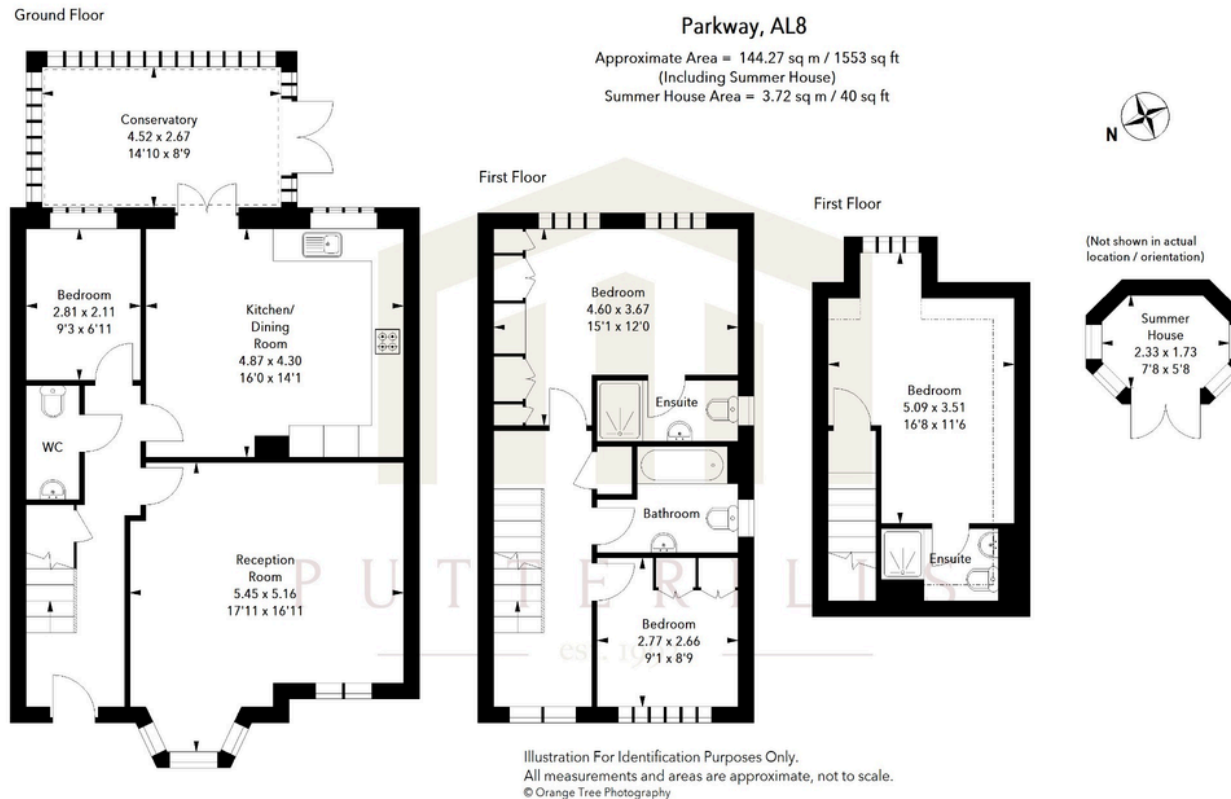


LOCAL AUTHORITY
North Herts

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 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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