



**Guide Price £725,000**

Longcroft Lane, Welwyn Garden City, Hertfordshire,  
AL8 6EA



An attractive three-bedroom semi-detached Garden City home on Longcroft Lane, Welwyn Garden City, presenting a superb opportunity for all buyers. Offered to the market chain free, this property is ideally positioned just a few moments' walk from the vibrant town centre and the mainline railway station, providing excellent commuter links.

Upon entering, you are greeted by generous accommodation extending to approximately 1,239 sq ft, which has been recently decorated throughout. The ground floor features a bright and inviting reception room, complete with an elegant bay window and a charming feature fireplace, creating a warm and welcoming atmosphere. A separate dining room offers a perfect space for entertaining, with views over and direct access to the rear garden, seamlessly blending indoor and outdoor living.

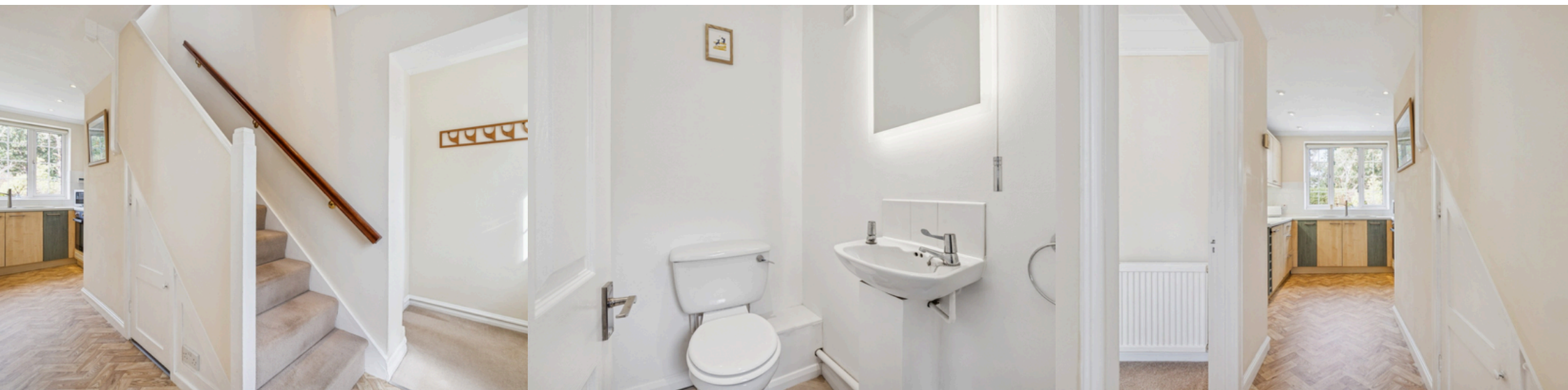
Adding to the property's versatility is a kitchen, an additional ground floor study, and a cloakroom with a downstairs toilet, an ideal setup for those working from home or requiring extra space for hobbies. The layout is thoughtfully designed to maximise comfort and functionality.

One of the most compelling aspects of this property is its considerable potential to extend and remodel, subject to the usual planning consents. This offers a fantastic opportunity for new owners to tailor the home to their exact specifications and create their dream living space, adding significant value in the process.

The exterior of the property is equally impressive. It boasts a generous and established rear garden, providing an excellent degree of space for relaxation, recreation, and outdoor dining. The garden offers a private sanctuary, perfect for families or those who enjoy a mature garden for entertaining and relaxation. Furthermore, the property benefits from a garage, a driveway, and ample off-street parking, a valuable asset in this popular residential area.

Longcroft Lane is renowned for its peaceful residential environment whilst maintaining superb connectivity to local amenities. Welwyn Garden City offers a comprehensive range of shops, restaurants, leisure facilities, and highly regarded schools, making it an ideal location for families and professionals alike. The proximity to the mainline station ensures swift access to London King's Cross, making daily commutes effortless.

This charming home combines classic Garden City architecture with modern living potential, all within a prime location. Early viewing is highly recommended to fully appreciate the scope and appeal of this exceptional property.



























LOCAL AUTHORITY  
Welwyn Hatfield

TENURE  
Freehold

COUNCIL TAX BAND  
E

VIEWINGS  
By prior appointment only

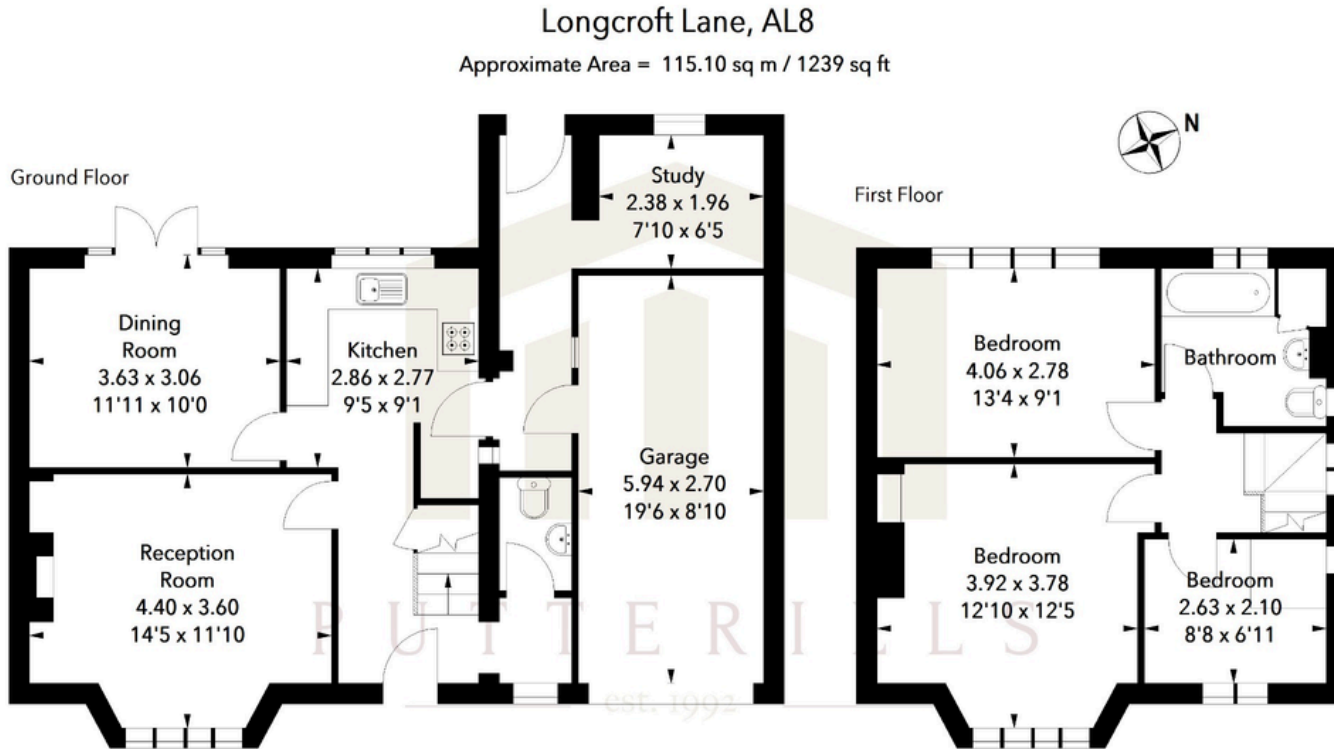


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 69 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  
AL8 6PH

CONTACT DETAILS

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