



Guide Price £500,000

Longcroft Gardens, Welwyn Garden City, Hertfordshire, AL8 6JR



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est. 1992

Set within one of Welwyn Garden City's most sought-after residential areas, this three-bedroom terraced home enjoys a location that combines a settled neighbourhood feel with the convenience of having the town's amenities and transport connections close at hand. Further complemented by its own garage and off-street parking directly in front, the property offers some particularly useful practical benefits. Offered to the market chain free and with vacant possession, it presents an exciting opportunity for a new owner to make their mark on a home in this highly regarded AL8 setting.

Arranged over two floors, the property offers a well-balanced layout, with separate spaces for relaxing, dining and everyday living. On entering, the ground floor leads through to a generous living room, measuring approximately 15'10" x 12'3". Its proportions allow for a variety of furniture arrangements, creating a comfortable setting for quieter evenings as well as a welcoming space to bring family and friends together. It is a room with plenty of scope to introduce your own style and create a space that feels entirely your own.

The kitchen sits separately, offering a practical arrangement with a range of fitted wall and base units, useful worktop space and room for appliances. There is a natural sense of functionality to the layout, with everything arranged to make day-to-day cooking and preparation straightforward. Beyond this, the separate dining room provides another valuable dimension to the ground floor. Whether used for relaxed family suppers, longer weekend lunches or entertaining, it offers a dedicated space that gives the home a little more flexibility than many properties of a similar style.

Upstairs, three bedrooms provide accommodation suited to a variety of stages of life. The principal bedroom offers a comfortable retreat, while the two further bedrooms provide plenty of versatility, whether required for children, visiting family, guests or a dedicated home-working space. The layout allows the next owners to adapt the rooms to suit their own needs, making this a home that can evolve alongside them.

The first floor is completed by a shower room, while a separate WC on the ground floor adds a welcome level of practicality. It is these thoughtful elements of the layout, alongside the distinction between the reception and dining spaces, that make the accommodation particularly versatile for everyday life.

Longcroft Gardens is a location that continues to attract buyers for good reason. Situated within the desirable AL8 area of Welwyn Garden City, it offers the appeal of an established residential setting without feeling removed from the conveniences of town living. The town centre is within easy reach, with its combination of familiar high-street names, independent retailers, cafés, restaurants and leisure facilities, including the Howard Centre and John Lewis.

For those commuting, Welwyn Garden City railway station provides regular connections into London, with services to King's Cross and Moorgate, making it a convenient base for those balancing life in Hertfordshire with work in the capital. The surrounding area also offers a choice of local schools, parks and green spaces, adding to the everyday appeal of this particularly well-placed address.

A home with the location, layout and practical advantages to make it your own. With three bedrooms, separate reception and dining spaces, its own garage and off-street parking, alongside the benefit of being offered chain free with vacant possession, this is an appealing prospect for anyone looking to establish themselves in one of Welwyn Garden City's most desirable neighbourhoods. Whether you are taking your first step into the property market or looking for a home in a location you know and love, Longcroft Gardens offers an opportunity well worth exploring.

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1



2











Longcroft Gardens, Welwyn garden city, AL8

Approximate Area = 72.28 sq m / 778 sq ft

Ground Floor



First Floor

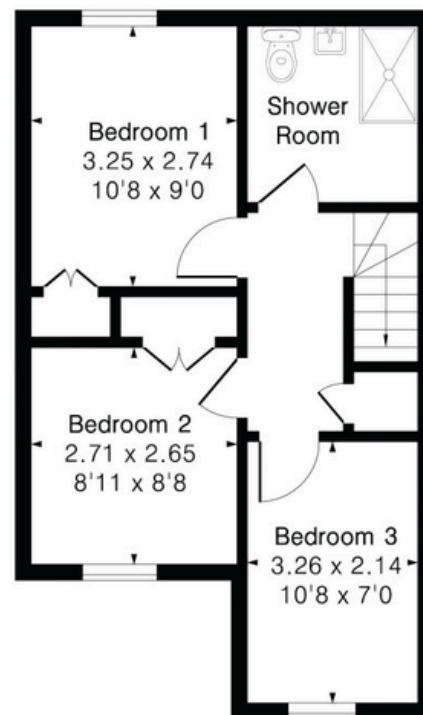


Illustration For Identification Purposes Only.
All Measurement and areas are approximate, not to scale

LOCAL AUTHORITY
Welwyn Hatfield

TENURE
Leasehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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