

Guide Price: £500,000

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

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Downstairs

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



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.













Garden

To the rear, the property benefits from a private garden offering an exciting opportunity to create a beautiful green oasis. With plenty of scope for landscaping and personalisation, the space could be transformed into a tranquil outdoor retreat, whether that means introducing colourful planting, creating inviting seating areas or designing the perfect setting for entertaining friends and family. A lovely blank canvas for those looking to put their own stamp on an outdoor space and create somewhere to enjoy throughout the seasons.

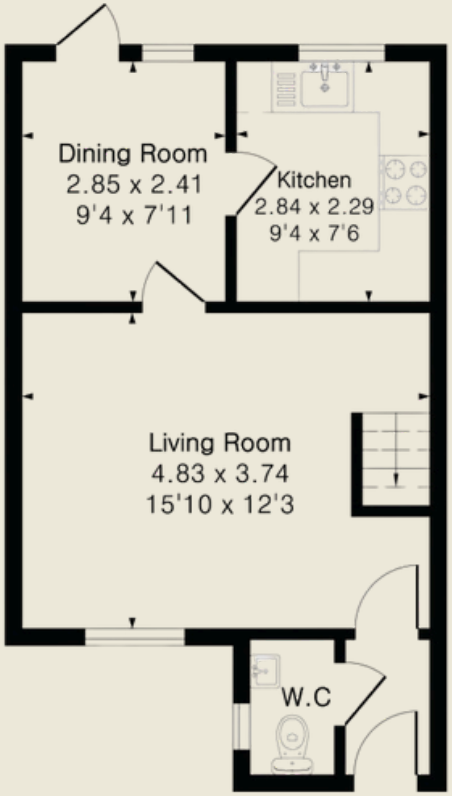




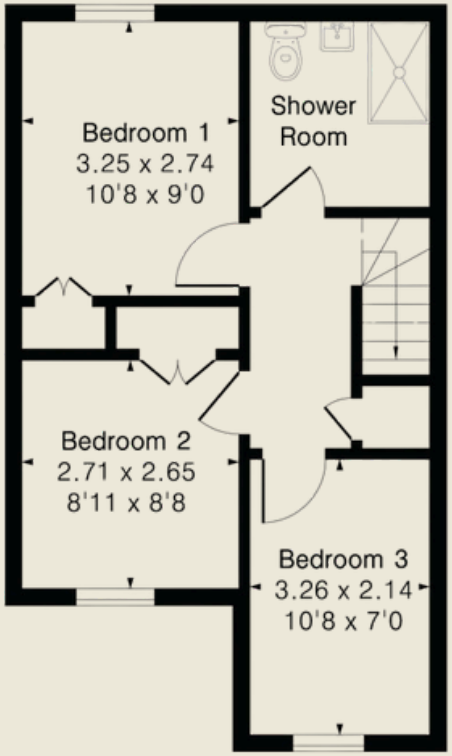
Longcroft Gardens, Welwyn garden city, AL8

Approximate Area = 72.28 sq m / 778 sq ft

Ground Floor



First Floor



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

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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.

3 Bedrooms

2 Reception

1 Bathroom

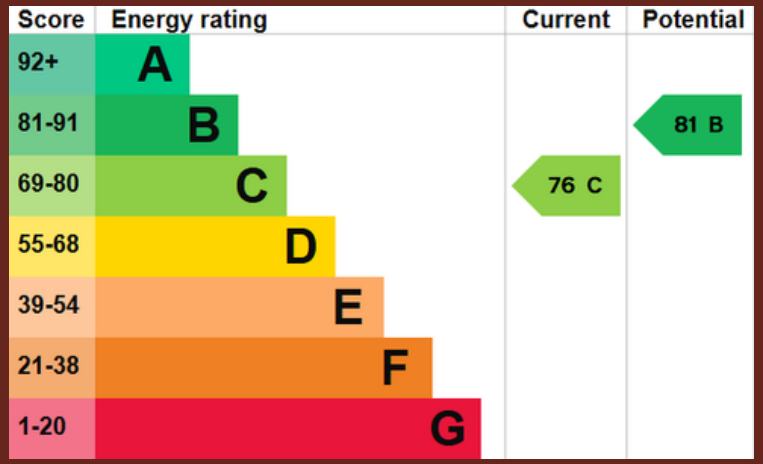
Terraced

Local Authority- Welwyn Hatfield

Council Tax Band - E

Tenure - Freehold

Viewings - By Prior Appointment Only

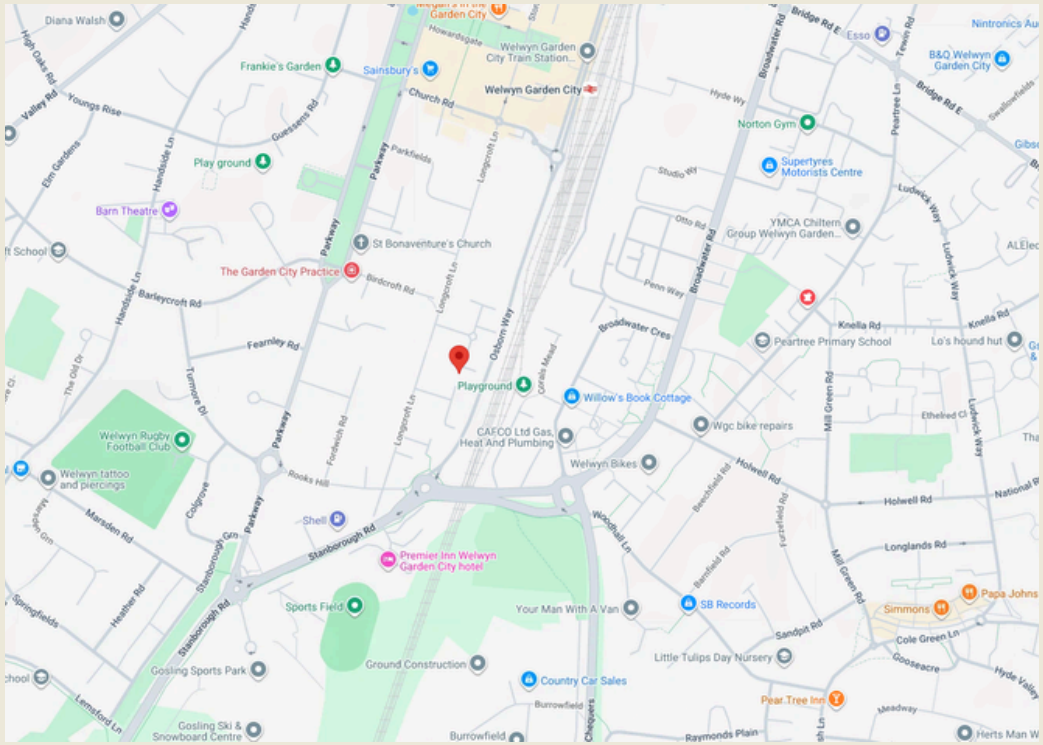


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Location

Longcroft Gardens occupies a convenient position within Welwyn Garden City, offering the perfect balance of a settled residential setting and easy access to everyday amenities. The town centre is within comfortable reach, with its selection of independent shops, cafés, restaurants and popular retailers, alongside the Howard Centre and John Lewis.

Welwyn Garden City mainline station is also close by, providing direct rail connections into London, while a choice of local schools, parks and leisure facilities further enhances the appeal of this well-connected location.





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