



4 Bedrooms



2 Bath/Shower Rooms



3 Reception Rooms



On Street



60ft Rear Garden (approx)



EPC Band C

Council Tax

Band D

- £2,184.15 2024-2025

Local Authority

Welwyn Hatfield Borough

Council

Rowans, Welwyn Garden City, Hertfordshire, AL7 1NZ

A spacious family home, with four bedrooms, open-plan downstairs living and a large conservatory. Local shops are very close by and happily, the property is within walking distance of Welwyn North and Welwyn Garden City train stations.

Description

First and foremost, this delightful property benefits from a fantastic family-orientated layout.

A smart porch with new front door leads into the entrance hall, with a cosy lounge to the right, boasting a charming, traditional open fire that can be converted to a gas fireplace. The lounge leads round into the vast open-plan dining/kitchen area. The newly-installed, stylish kitchen has a substantial breakfast bar, a range of storage units and integrated appliances as well as a sizable built-in larder. A large conservatory serves as a superb third reception room and extends right across the back of the house. A generous utility room, with an especially practical layout, is located adjacent to the conservatory. A shower room with W/C completes the ground floor accommodation.

Upstairs, a family bathroom with heated towel rail serves four bedrooms, the largest of which benefits from fitted floor-ceiling wardrobes across the entire length of one wall and two additional built-in tall cupboards offering hanging space and shelves. The second and third bedrooms also have built-in wardrobes and the fourth room, currently being used as a study, would serve equally well as a bedroom.

Externally, the property has a delightful enclosed front garden laid to lawn. The private rear garden has a shed and two patios- one at either end of the garden to take advantage of the sun at different times of the day.

Location

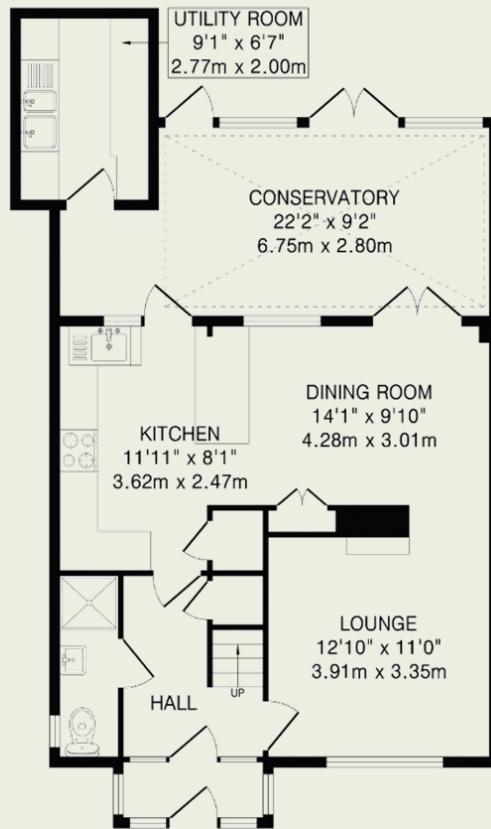
The property faces a delightful green and is close to parkland walks. Happily, an extensive parade of shops and restaurants is in close walking distance and the area is served by well regarded local primary schools. The town centre with its excellent amenities is only a 20 minute walk away, along with Welwyn Garden mainline train station (London Kings Cross 29 minutes) and a short drive to A1(M) junction 6.





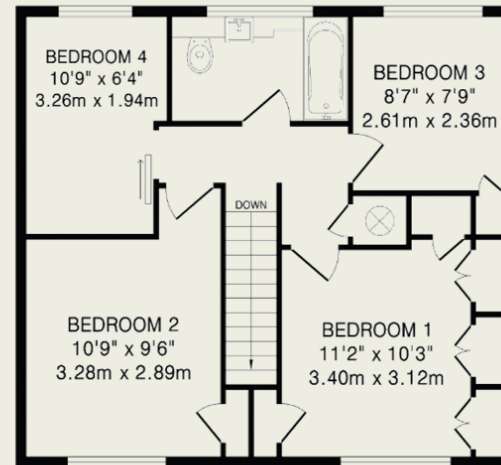
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Ground Floor

765 sq.ft.(71.0 sq.m)approx.



First Floor

547 sq.ft.(50.8 sq.m)approx.

TOTAL FLOOR AREA: 1312 sq.ft.(121.8 sq.m)approx.

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