



30 Stirling Way, Welwyn Garden City, AL7 2QA

Guide price £499,995



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THREE BEDROOM DETACHED WITH GENEROUS DRIVEWAY AND WELL MAINTAINED SOUTH FACING GARDEN WITHIN WALKING DISTANCE OF SCHOOLS AND AMENITIES

This detached family home is situated in the popular Panshanger area within walking distance of local amenities, local schooling and within a short drive of Welwyn Garden City town centre and mainline railway station. The accommodation is very well presented and has been recently redecorated. Comprising entrance hall, cloakroom, dining room, modern fitted kitchen, living room leading to a conservatory, three good sized bedrooms, an en suite shower to the master and a family bathroom. Externally is a well maintained south facing rear garden with generous patio and lawn along with a driveway to the front providing ample off road parking. Benefits include recently replaced water storage tank and boiler and oak veneer doors throughout.

THE AREA

This property is situated in popular Panshanger location within a short drive of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Renowned local primary and secondary schooling, Morrisons supermarket, a Tesco Express, local sports clubs and playing fields are within walking distance.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Electric heater. Solid oak flooring. Windows to the side. Access to:

CLOAKROOM

Comprising low level wc and wash hand basin. Tiled flooring,

DINING ROOM 16' x 7'6" (4.88m x 2.29m)

Converted from the garage. Cupboard housing the boiler. Electric storage heater. Laminate flooring. Window to the front.

KITCHEN 13'7" x 7'6" (4.14m x 2.29m)

Modern recently refitted kitchen with a selection of wall

and base units with granite style worktops, under unit lighting and tiled splash backs. Inset 1½ bowl sink and drainer. Double electric oven and induction hob with extractor over. Plumbing for washing machine and dishwasher. Space for American style fridge/freezer. Tiled flooring. Window to the front.

LIVING ROOM 19'7" x 15' (5.97m x 4.57m)

Solid oak flooring. Staircase to the first floor. Window to the rear. Patio doors to:

CONSERVATORY 10'2" x 9'10" (3.10m x 3.00m)

Part brick, part upvc construction. Power and lighting. Tiled flooring. Windows and door to the rear garden.

FIRST FLOOR

LANDING

Airing cupboard. Loft hatch. Access to:

BEDROOM ONE 14'7" x 10'8" (4.45m x 3.25m)

Built in bedroom furniture. Window to the rear. Door to:

EN SUITE SHOWER ROOM

Comprising low level wc, pedestal wash hand basin and walk in shower cubicle. Tiled walls and flooring.

BEDROOM TWO 13'1" x 11'6" (3.99m x 3.51m)

Window to the front.

BEDROOM THREE 11'3" x 8'7" into wardrobes (3.43m x 2.62m into wardrobes)

Fitted wardrobes. Laminate flooring. Window to the rear.

BATHROOM

Comprising low level wc, pedestal wash hand basin and enclosed panel bath with shower attachment. Tiled walls. Window to the front.

OUTSIDE

FRONT

Block paved driveway providing ample off road parking. Planted beds to boundaries. Gated side access to the rear.

REAR GARDEN

Well maintained south facing rear garden backing onto Moneyhole Park. Generous patio area to the rear of the property. The remainder is laid to lawn with shrubs and plants to borders. Two timber sheds.

FURTHER INFORMATION

VIEWING INFORMATION

MORTGAGE REQUIRED?









**Awaiting
EPC**

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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