



4 Dognell Green, West Side, Welwyn Garden City, AL8 7BL
Guide price £775,000



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CHAIN FREE AND RARELY AVAILABLE FOUR BEDROOM WEST SIDE SEMI IN SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF SCHOOLS, THE TOWN AND MAINLINE STATION

Offered for sale chain free is this rarely available traditional double fronted West Side semi detached property situated in a highly sought after cul de sac location in the heart of Welwyn Garden City. Within easy walking distance is renowned schooling, the town centre with a wide range of facilities and the mainline railway station. The accommodation comprises entrance hall, dual aspect living room, dining room, open plan kitchen/breakfast room, utility, four bedrooms and a family bathroom. Outside is a generous enclosed lawned rear garden and an attractive lawned frontage with driveway and garage providing off road parking. Benefits include gas central heating and upvc double glazing and recently replaced windows and doors.

THE AREA

Situated in a desirable West Side location within close walking distance 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, Gosling Sports Park, local sports clubs and The Campus West for theatre, cinema and library are all within walking distance.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Tiled flooring. Staircase to the first floor with under stairs storage cupboard. Access to:

CLOAKROOM

Comprising low level wc and pedestal wash hand basin.

LIVING ROOM 20' x 11'5" (6.10m x 3.48m)

Dual aspect with sash window to the front and patio doors to the rear garden.

DINING ROOM 10'11" x 10'6" (3.33m x 3.20m)

Sash window to the front, window to the side.

INNER HALL 14' x 8'11" (4.27m x 2.72m)

Window to the side, door to the side passageway.

KITCHEN/BREAKFAST ROOM 20'4" x 9'10" (6.20m x 3.00m)

Open plan and fitted with a selection of gloss style wall and base units with worktops and tiled splash backs. Stainless steel sink and drainers. Electric oven and gas hob with extractor hood over, built in microwave. Integrated fridge/freezer and dishwasher. Plumbing for washing machine. Windows to the rear, door to the side.

UTILITY 5'8" x 4'6" (1.73m x 1.37m)

Storage cupboard with worktop. Window to the side.

FIRST FLOOR

LANDING

Loft hatch. Access to:

BEDROOM ONE 15'10" x 12'4" (4.83m x 3.76m)

Fitted wardrobes. Two sash windows to the front.

BEDROOM TWO 11'2" x 10'9" (3.40m x 3.28m)

Sash window to the front.

BEDROOM THREE 11'3" x 7'9" (3.43m x 2.36m)

Sash window to the rear.

BEDROOM FOUR 9'4" x 7'11" (2.84m x 2.41m)

Sash window to the rear.

BATHROOM

Comprising low level wc, pedestal wash hand basin and

enclosed bath with shower over. Tiled walls and flooring. Sash window to the rear.

OUTSIDE

FRONT

Laid to lawn area with various shrubs and flowers to borders. Side access. Driveway providing off road parking and leading to:

GARAGE

Up and over door to the front. Lighting.

REAR GARDEN

Generous enclosed rear garden mainly laid to lawn with various shrubs and flowers to borders and central bed. Paving to the rear of the property with outside tap. Fenced boundaries. Gated side access.

FURTHER INFORMATION

Council tax band: E

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

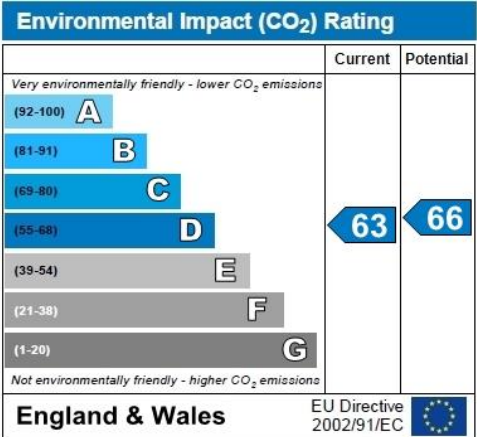
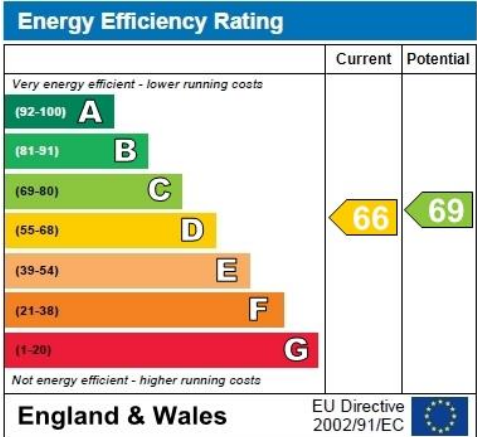
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











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