

FOR SALE

Offers in Excess of £500,000 Freehold



39 Great Ley, Welwyn Garden City, Hertfordshire, AL7 4TJ

- LANDSCAPED GARDEN
- BEAUTIFULLY DECORATED THROUGHOUT
- PARKING FOR 3 VEHICLES
- SOUGHT AFTER LOCATION
- CLASSIC 1950'S GARDEN CITY DESIGN
- SUPERB POTENTIAL FOR LOFT CONVERSION AND DOUBLE STOREY REAR EXTENSIONS (STPP)
- CHAIN FREE
- DRIVEWAY FOR UP TO THREE CARS
- WALKING DISTANCE TO TOWN CENTRE

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

CHAIN FREE* Discover this truly rarely available THREE DOUBLE BEDROOM, SEMI DETACHED family residence in a popular and leafy residential location. This is a wonderful opportunity to purchase this 1950's DOUBLE FRONTED Garden City delight . The home offers a deep frontage garden. Offers a superb opportunity to create a charming family home. Nothing to do to this beautiful home. The property lends itself with scope for double storey rear extension and LOFT WITH DORMER as neighbouring homes have achieved (Subject to the usual planning consents). Great Ley is a traditional street where many of the neighbours have retired into their homes after growing a family in them. Equally this street is very much a family orientated place to live. Conveniently located, there are a range of renowned schools within walking distance, for added convenience, the Woodhall Shops are close by. Easy commute, the town centre and mainline station are just a short drive and major road links such as the A414 and A1M are close by. Gosling Sports and Stanborough Lakes are within walking distance. This really is a wonderful opportunity for a family seeking a sizeable home with so many bonus features and potential. A viewing comes highly recommended to appreciate the noteworthy features.



ROOM DESCRIPTIONS

WELCOME TO GREAT LEY

This inviting residence welcomes you into a spacious main hall that reflects excellent build quality and a sense of comfort. The property exudes charm and has been well cared for throughout. For added convenience, there is a cloakroom with a WC located off the hall. The main living room features a dual aspect view, with a window overlooking the front elevation and doors opening to the rear garden, creating a bright and airy atmosphere. The separate kitchen, accessible from the living room, is equipped with a generous range of units and food preparation surfaces. Space for all appliances. A rear-facing window offers a soft landscaped outlook onto the garden. Additionally, a covered side passage provides access to both the front and rear gardens, along with a practical storage area and a utility space perfect for laundry and extra storage needs.

HEAD ON UP

As you ascend to the landing, you'll find three spacious double bedrooms, each filled with abundant natural light thanks to large windows. All bedroom windows are adorned with elegant wooden blinds, enhancing the warm and cozy ambiance of the rooms. Main bedroom faces front elevation. Bedroom two and three face the rear garden aspect. The family bathroom features a convenient shower over the bath, providing both practicality and relaxation. These well-lit, inviting bedrooms offer a comfortable retreat in this charming home.

TOUR THE GARDENS

This charming rear garden is a true gardener's delight, beautifully landscaped to a high standard with meticulous attention to detail. Upon entering through the elegant glass French doors, you step onto a lovely decking area, perfect for relaxing or outdoor dining. The well-maintained garden extends beyond, offering a peaceful and inviting space to enjoy nature. At the rear, there is a dedicated area secluded for entertaining family and friends, ideal for gatherings or outdoor celebrations. The front garden is enclosed by a stylish "Garden City" hedgerow, providing privacy and curb appeal. Additionally, there is off-street parking for up to three vehicles, adding convenience to this wonderful property.

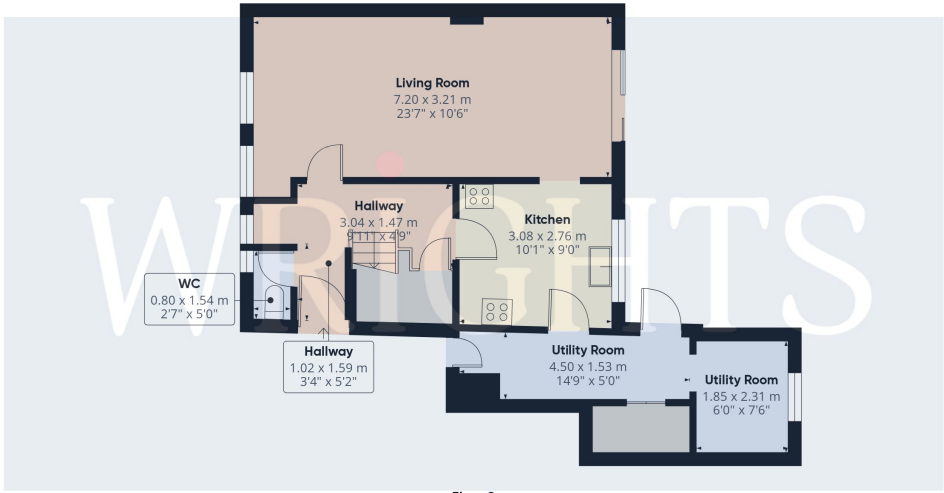
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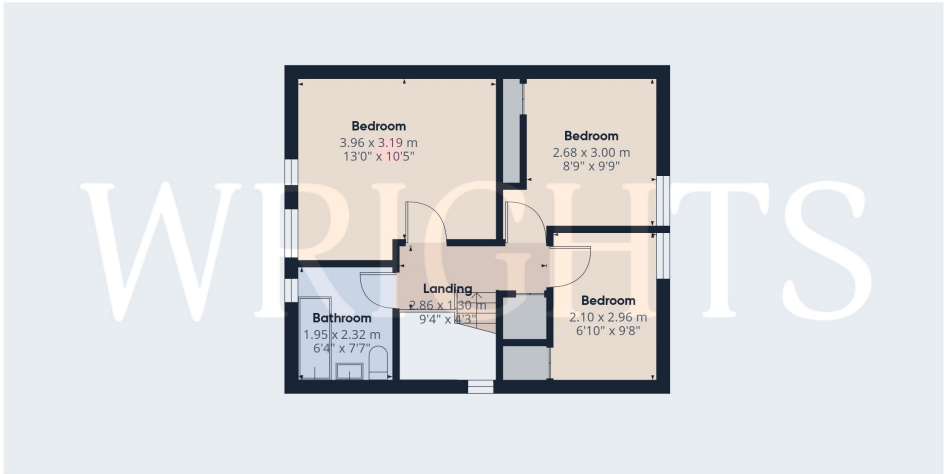
ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.





Floor 0



Floor 1

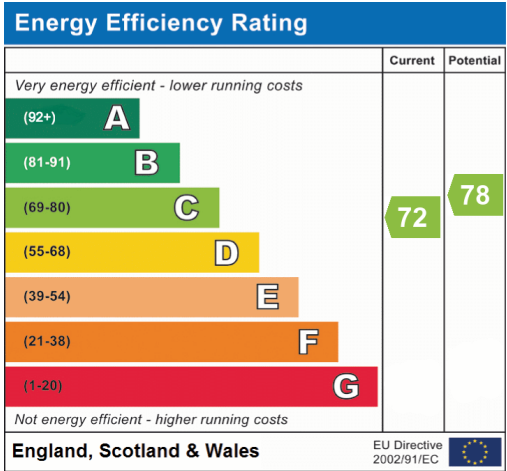
WRIGHTS

Approximate total area^m
93.1 m²
1002 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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