



Guide Price £425,000

**Beechfield Road, Welwyn Garden City,
Hertfordshire, AL7 3RF**

Set in a popular residential location in Welwyn Garden City, this well-presented three-bedroom terraced home, with planning permission granted for further extension, offers a fantastic combination of comfortable accommodation, excellent outdoor space and superb access to the town centre, station and local schooling.

The ground floor opens into a welcoming living room, with the fitted kitchen positioned to the rear of the property. From here, a bright conservatory provides a further versatile space and leads directly onto the garden.

The rear garden is undoubtedly one of the property's standout features, extending to an impressive length and providing a wonderful amount of space for entertaining, relaxing and family life. To the rear, a dedicated garden office provides an ideal work-from-home environment, while the remaining garden offers plenty of scope for outdoor dining, children's play and enjoying the summer months.

Upstairs, there are two generous double bedrooms alongside a particularly well-proportioned third bedroom, offering excellent flexibility for families, guests or those requiring additional space. The accommodation is completed by a family bathroom.

To the front, there is off-road parking for multiple vehicles, adding further practicality to this already appealing home.

The location is equally impressive, with Welwyn Garden City town centre and the mainline railway station both within easy reach on foot. A wide range of shops, restaurants, supermarkets and leisure facilities can be found nearby, alongside a selection of well-regarded local schools. The station also provides excellent commuter links, including fast services into London King's Cross.

Offering a superb garden, dedicated home office, multiple-car parking and a highly convenient location, this is a home that combines everyday practicality with plenty of space to enjoy.

Early viewing is highly recommended to appreciate everything this fantastic property has to offer.

Planning portal link: <https://planning.welhat.gov.uk/Planning/Display/6/2024/2440/HOUSE>

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate all images are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







PUTTERILLS
— est. 1992 —







PUTTERILLS
— est. 1992 —







PUTTERILLS
— est. 1992 —



LOCAL AUTHORITY
Welwyn Hatfield
Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

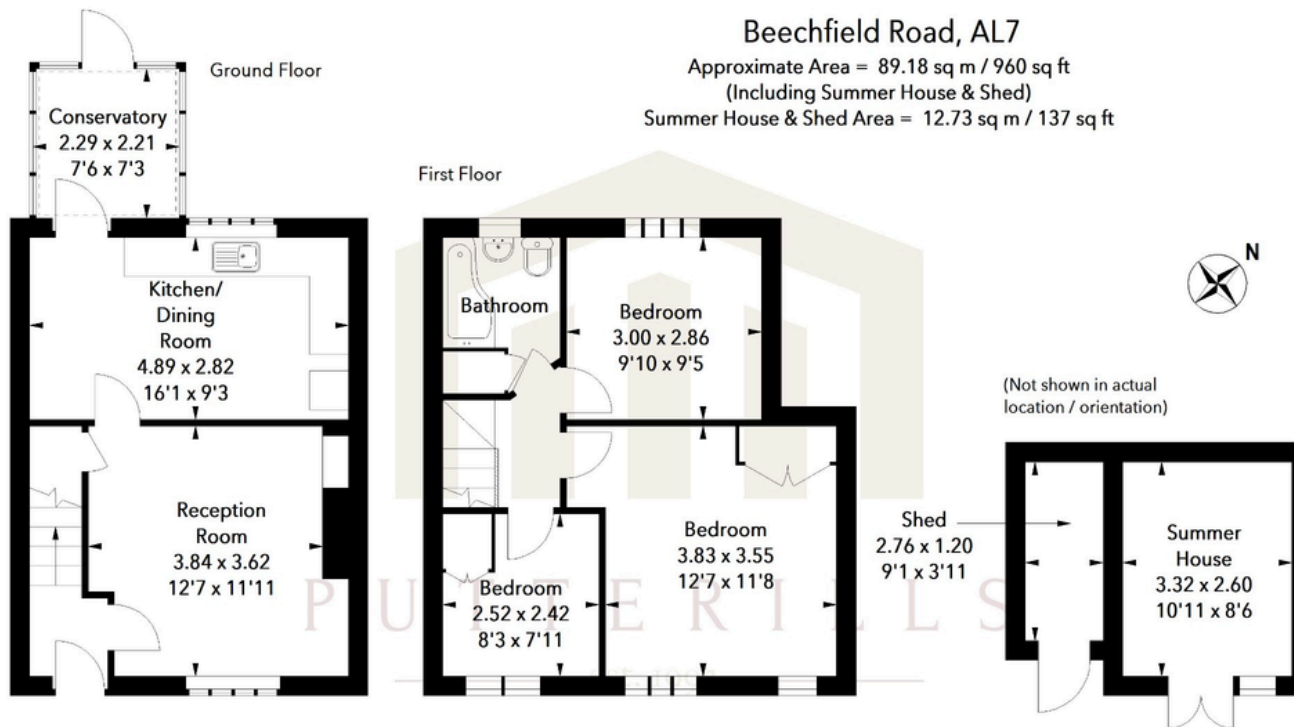


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

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



OFFICE ADDRESS
Putterills Welwyn
Garden City
34 Wigmores North
AL8 6PH

CONTACT DETAILS

01707 393333
wgc@putterills.co.uk
www.putterills.co.uk