



181, Howlands

Welwyn Garden City,  
Hertfordshire, AL7 4RL  
Guide Price £775,000

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Beautifully presented throughout, this stunning four-bedroom detached family home has been thoughtfully extended with a double-storey rear extension, creating spacious and versatile accommodation ideal for modern family living. The heart of the home is the impressive open-plan kitchen, dining and family room with bi-fold doors opening onto the south-facing garden, complemented by a generous living room, utility room and a versatile garage conversion. Occupying a generous corner plot, the property also benefits from four well-proportioned bedrooms, including a principal bedroom with en-suite, and a stylish family bathroom, all finished to an exceptional standard.

- Four bedroom detached family home
- Bi-fold doors opening onto a private south-facing rear garden
- Generous corner plot with landscaped gardens
- Open-plan kitchen, dining and family room
- Turnkey home offering stylish and flexible family living
- Double-storey rear extension
- Master bedroom with en-suite shower room
- Utility room and ground floor cloakroom



## GROUND FLOOR

### Entrance Hall

Welcoming entrance hall featuring tiled flooring, with doors leading to the lounge and the impressive open-plan kitchen, dining and family room.

### Kitchen/Diner/Family room

A superb open-plan kitchen, dining and family room, beautifully designed to create the heart of the home. The bespoke shaker-style kitchen is fitted with a comprehensive range of units, quartz worktops, integrated dishwasher and a central island with Belfast sink. A full-height pantry cupboard provides excellent additional storage, alongside space for an American-style fridge freezer, while a door leads through to the separate utility room. The generous dining and seating areas are flooded with natural light from two sky lights, with bi-fold doors opening onto the south-facing rear garden, creating a wonderful space for both everyday family living and entertaining.

### Living Room

A bright and spacious living room with a large bay window and additional window, both fitted with plantation shutters, allowing plenty of natural light to fill the space. The room features original herringbone wood flooring, decorative wall paneling and recessed ceiling lighting, creating a comfortable and stylish setting. There is ample space for both seating and a family play area, while built-in shelving and storage provide a practical finishing touch. A versatile reception room, ideal for everyday family living and entertaining.

### Downstairs W/C

A well-presented downstairs cloakroom fitted with a modern white suite comprising a WC and wash hand basin. Finished with contemporary floor tiling and quality fixtures, this practical guest WC provides a stylish and convenient addition to the ground floor.

### Utility Room

Tiled flooring with a double glazed UPVC window providing natural light, recessed ceiling downlights, plumbing for a washing machine, and internal access to the garage conversion.

### Garage Conversion

The former garage has been partially converted to create a versatile additional room, currently used as a home gym, with the remaining section retained for practical storage. Offering flexible accommodation, the converted space could suit a variety of uses, including a home office, playroom or hobby room.



## FIRST FLOOR

### Landing

Carpeted landing with doors leading to all first-floor rooms, complemented by recessed ceiling downlights and a double glazed UPVC window to the front aspect fitted with plantation shutters. There is also a useful storage cupboard housing the Vaillant combination boiler, together with access to the loft via a hatch.

### Master Bedroom

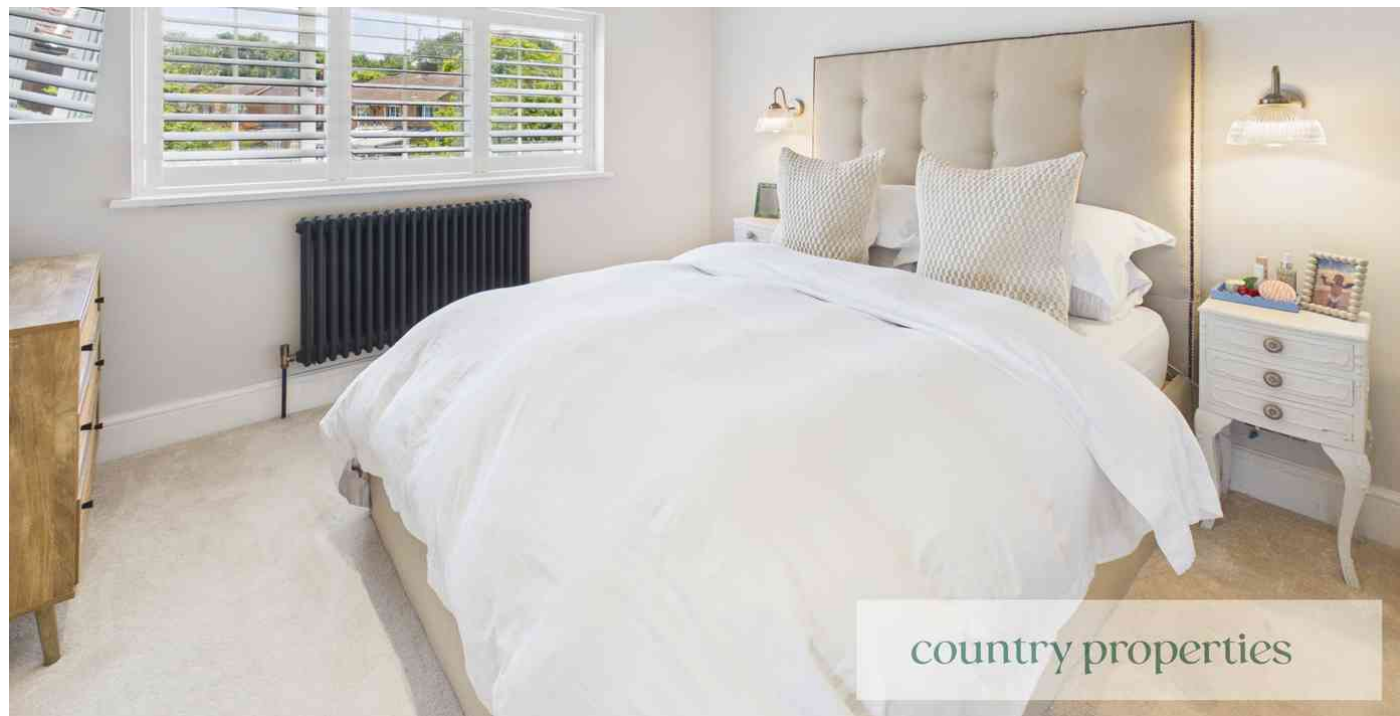
A spacious, carpeted principal bedroom with a vaulted ceiling. A double glazed UPVC window overlooking the garden, radiator beneath, and recessed ceiling downlights. A door leads through to the en-suite shower room.

### En-Suite

Modern en-suite comprising a low-level WC, wash hand basin with mixer tap and vanity unit beneath, and a walk-in shower with rainfall shower head, additional handheld attachment, and glass shower screen. Finished with tiled walls and flooring, recessed ceiling downlights, extractor fan, heated towel rail, and double glazed UPVC windows to the side and rear aspects, allowing plenty of natural light.

### Bedroom Two

A well-proportioned double bedroom with dual-aspect double glazed grey UPVC windows, both fitted with plantation shutters, carpeted flooring, and a wall-mounted radiator.





### Bedroom Three

A comfortable double bedroom with carpeted flooring, a double glazed UPVC window to the side aspect, and recessed ceiling downlights.

### Bedroom Four

Currently utilised as a dressing room, this versatile fourth bedroom benefits from built-in wardrobes, dual-aspect double glazed UPVC windows fitted with plantation shutters, carpeted flooring, and a radiator.

### Family Bathroom

Stylishly appointed three-piece bathroom suite comprising a low-level WC, wash hand basin with mixer tap set within a vanity unit, and a freestanding bath with mixer tap and handheld shower attachment. Additional features include tiled flooring and walls, a heated towel rail, recessed ceiling downlights, extractor fan, and a double glazed obscure UPVC window to the side with fitted shutters.

### Rear Garden

The property occupies a generous corner plot with a beautifully maintained south-facing rear garden, offering an excellent degree of privacy and plenty of space for the whole family to enjoy. A large paved patio provides the perfect setting for outdoor dining and entertaining, while the expansive lawn offers ample room for children to play. Additional features include side access to the front of the property, an outdoor tap and external double power socket, making the garden as practical as it is enjoyable.

### Agents notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.

Please note: Some images have been digitally enhanced or virtually decluttered for marketing purposes. Buyers should satisfy themselves as to the property's fixtures, fittings and condition during a physical inspection.

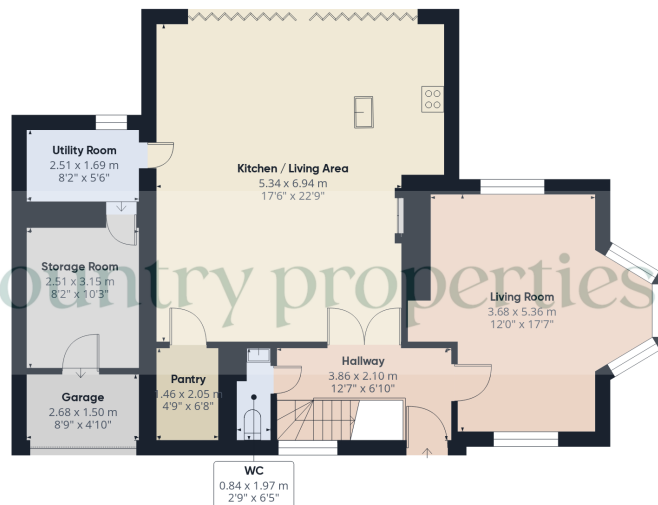




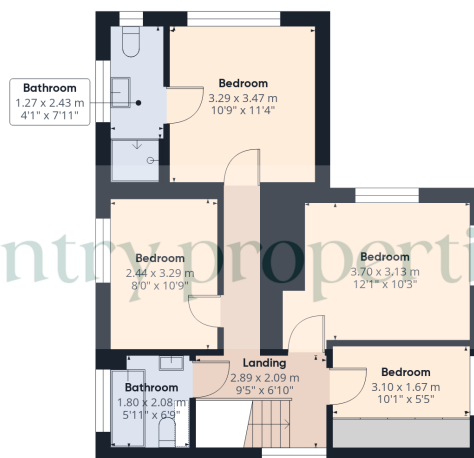


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Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>

146.9 m<sup>2</sup>  
1580 ft<sup>2</sup>

(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.

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Viewing by appointment only

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