



7, Cedar Walk

Welwyn Garden City,
Hertfordshire, AL7 1HQ

Guide Price £700,000

country
properties

Tucked away within the highly sought-after private road of Cedar Walk, this beautifully presented four bedroom detached family home offers an exceptional blend of space, comfort and practicality. Boasting a generous conservatory, an en-suite to the principal bedroom, a garage, driveway parking complete with an electric vehicle charging point, and a delightful south west facing rear garden, this impressive home enjoys a peaceful setting while remaining within easy reach of Welwyn Garden City's excellent amenities, schools and transport links. An ideal choice for families seeking a prestigious location and a home ready to move into.

- 4 Bed detached home on private road
- Conservatory
- Private drive with electric car charging port
- Refitted kitchen and bathroom
- House alarm
- Ensuite to master bedroom
- Study
- Garage
- Vendor suited
- South West facing rear garden



Ground Floor

Entrance Hall

The welcoming entrance hall creates an excellent first impression, offering a bright and spacious reception area with attractive wood flooring, crisp white woodwork and a stylish turning staircase to the first floor. A useful understairs cupboard provides practical storage, while the smart Nest heating system offers convenient control of the central heating. With space for freestanding furniture, it provides an inviting introduction to the home.

Cloakroom

The ground floor cloakroom is fitted with a white two-piece suite comprising a pedestal wash hand basin with tiled splashback and a low-level WC. A frosted window to the front aspect provides natural light and ventilation, while the continuation of the attractive wood flooring complements the entrance hall. A useful addition for busy family life and when entertaining guests.

Living room

The generously proportioned living room provides an excellent space for both everyday family living and entertaining. Filled with natural light from the glazed French doors, which open seamlessly into the spacious conservatory, the room enjoys an attractive outlook over the rear garden while offering a versatile layout with ample space for a range of seating and furniture. Finished with stylish wood flooring and neutral décor, this inviting reception room creates a warm and comfortable atmosphere, ideal for relaxing with family or hosting guests. The open connection to the conservatory further enhances the feeling of space, making this an ideal home for modern family living.

Study

Currently used as a home office, this versatile reception room could equally serve as a family room, playroom or formal dining room. A large front-facing window fills the space with natural light, creating a bright and comfortable environment, while the generous proportions provide ample room for a variety of furniture to suit your lifestyle.

Kitchen

The well appointed kitchen offers an excellent range of contemporary wall and base units with generous work surfaces and tiled splashbacks. Features include a range style cooker with gas hob and extractor canopy, inset sink, space for freestanding dishwasher and space for additional appliances. Open plan to the spacious conservatory, it provides an ideal layout for entertaining and everyday family living, while a separate utility room adds valuable storage and laundry space. Finished with attractive wood-effect flooring, this is a bright and practical heart of the home.

Utility room

The adjoining utility room is fitted with additional storage cupboards, complementary work surfaces and a secondary inset sink. There is space for laundry appliances and a freestanding fridge/freezer, while a glazed door provides convenient side access to the property and rear garden.



Conservatory

The impressive conservatory is a superb addition to the home, providing a versatile living space currently arranged as both a dining area and comfortable family room. Extensive glazing and a vaulted roof flood the room with natural light while enjoying delightful views over the south-west facing rear garden. French doors open onto the decked terrace, creating a seamless connection between the indoor and outdoor living spaces, ideal for entertaining. Finished with wood-effect flooring, fitted blinds and a ceiling fan, this bright and spacious room is perfect for year-round enjoyment.

First Floor

Landing

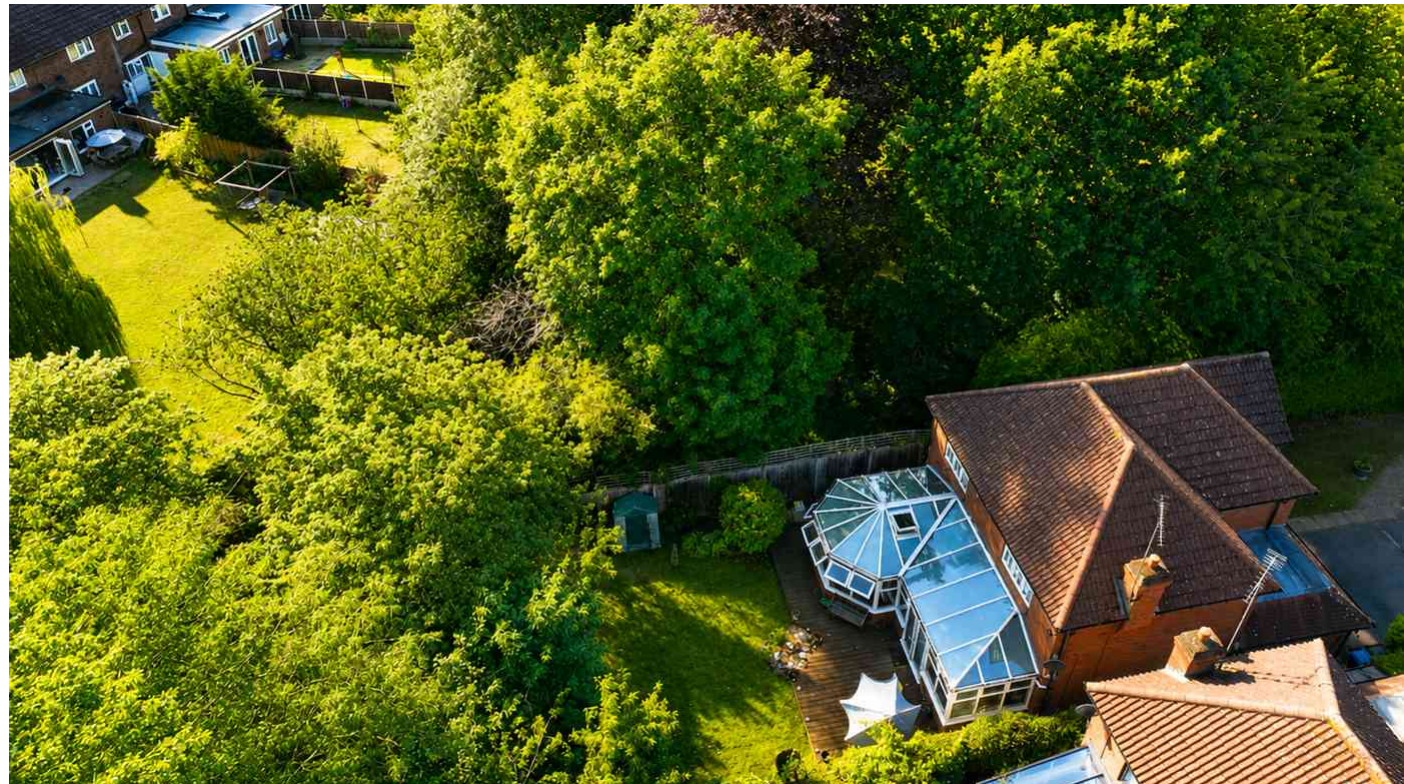
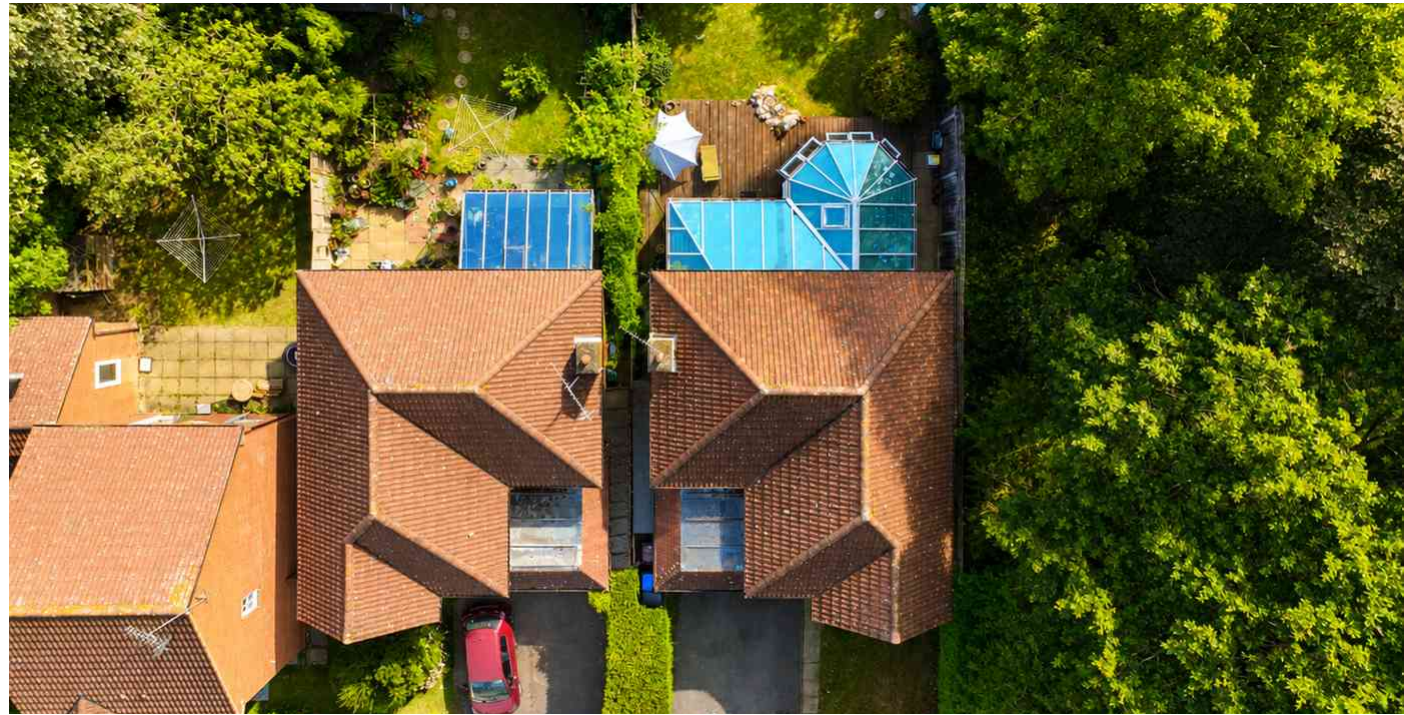
The first floor landing provides access to all four bedrooms, the family bathroom, airing cupboard and loft. A side-facing window fills the space with natural light, creating a bright and airy feel, while fitted carpeting adds warmth and comfort.

Master Bedroom

The generous principal bedroom offers ample space for a king-size bed and a range of bedroom furniture. A large front facing window overlooks the south-west facing garden, while fitted double wardrobes provide excellent built-in storage. Finished in neutral décor with fitted carpeting, the room also benefits from direct access to the stylish en-suite shower room.

Ensuite

The stylishly refitted en-suite features a fully tiled double shower enclosure, pedestal wash hand basin, concealed cistern WC and chrome heated towel rail. Complementary tiled walls and flooring create a contemporary finish, while a frosted rear window provides natural light and ventilation. A smart and practical addition to the principal bedroom.



Bedroom 2

A well-proportioned double bedroom overlooking the rear garden, filled with natural light from a large window. Offering ample space for a double bed and additional furniture, it is ideal for family members or guests and is finished in neutral décor with fitted carpeting.

Bedroom 3

A further generous double bedroom overlooking the south-west facing rear garden. Offering ample space for a double bed and additional furniture, the room is filled with natural light and is finished in contemporary neutral décor with fitted carpeting, creating a bright and welcoming space.

Bedroom 4

Bedroom four is a well-proportioned single room overlooking the front of the property, ideal as a child's bedroom, nursery or home office. With space for a single bed and additional furniture, the room enjoys plenty of natural light and is finished in neutral décor with fitted carpeting.

Family Bathroom

The beautifully refitted family bathroom features a contemporary suite comprising a panel-enclosed bath with rainfall shower and glazed screen, vanity wash hand basin with storage beneath, and a concealed cistern WC. Fully tiled walls and flooring, a heated towel rail and recessed ceiling spotlights complete the stylish finish, while a frosted rear window provides natural light and ventilation.

Outside

Front Garden

The property enjoys an attractive frontage with a private driveway providing off-road parking, access to the integral garage and an electric vehicle charging point. A neatly maintained front lawn and established hedging create an appealing approach, while gated side access leads to the rear garden. Tucked away within a sought-after private road backing onto mature woodland, the property enjoys a peaceful setting with an attractive green outlook.

Rear Garden

The rear garden is a particular feature of the property, backing directly onto mature woodland to create a private and peaceful setting. A generous decked terrace provides the perfect space for outdoor dining and entertaining, while the remainder is mainly laid to lawn with well-stocked borders, mature shrubs and trees. Gated side access leads to the front of the property, and a useful storage shed running along one side of the house offers excellent space for garden equipment, bicycles and general storage.

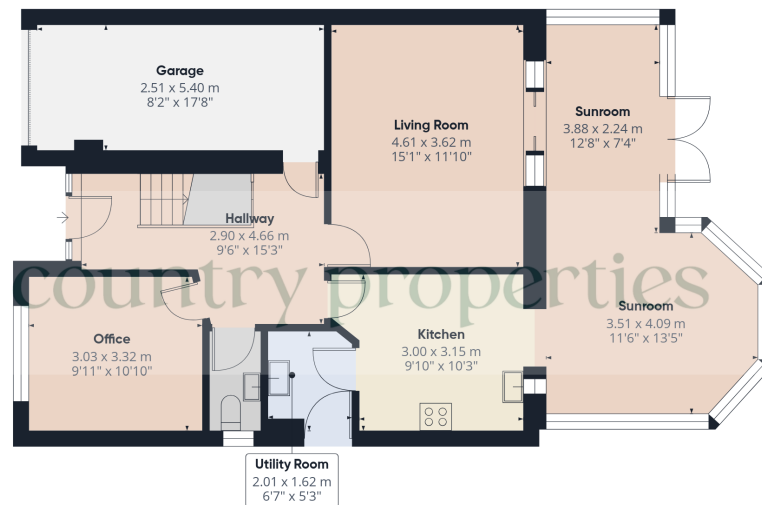
Garaged

The integral single garage provides good storage space with light and power within, up and over door and a personal door leading to the entrance hall.

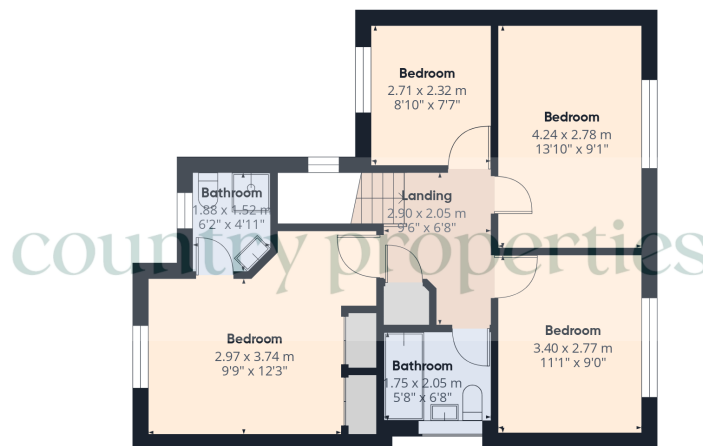




country properties



Ground Floor



Floor 1



country
properties

Approximate total area⁽¹⁾

146.2 m²
1575 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

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. 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. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN

T: 01707 339146  | E: welwyngc@country-properties.co.uk

www.country-properties.co.uk

country
properties