



21, Tempsford

Welwyn Garden City,
Hertfordshire, AL7 2PA
Guide Price £400,000

country
properties

A stylish and immaculately presented two double bedroom home offering spacious accommodation throughout. Boasting a generous living room, separate dining room, modern fitted kitchen, contemporary family bathroom and a principal bedroom with built-in wardrobes. The property further benefits from a private landscaped rear garden with a timber garden building and an allocated parking space to the rear. An ideal purchase for first-time buyers, professional couples or downsizers.

- END OF TERRACE HOUSE
- TWO BEDROOMS
- SITUATED IN PANSHANGER CLOSE TO MONEYHOLE PARK
- ALLOCATED PARKING SPACE
- LOW MAINTAINANCE REAR GARDEN
- KITCHEN & DINING AREA
- LOVELY SIZED FRONT ROOM
- CUL- DE -SAC LOCATION

Ground Floor

Entrance Hall

A bright and welcoming entrance hall finished in neutral décor with attractive wood-effect flooring, creating an excellent first impression. Carpeted stairs rise to the first floor, with doors leading to the principal ground floor accommodation.

Living Room

A beautifully presented and generously proportioned living room enjoying excellent natural light from the large front-facing window fitted with stylish plantation shutters. Offering ample space for multiple sofas and additional furnishings, this elegant reception room is finished in neutral tones with quality wood-effect flooring, creating the perfect space for both relaxing and entertaining.

Kitchen / Diner

A contemporary Shaker-style kitchen fitted with an excellent range of cream wall and base units complemented by contrasting work surfaces and metro tiled splashbacks. The kitchen benefits from integrated double ovens, a gas hob with extractor above and space for an American-style fridge freezer. A large window overlooks the rear garden, while a door provides direct access outside. Situated adjacent to the kitchen, the dining room provides an excellent space for everyday family dining and entertaining. Comfortably accommodating a dining table and chairs, the room also offers flexibility for use as a home office or playroom if desired.

First Floor

Landing

A bright first floor landing providing access to all bedrooms and the family bathroom, with loft access above and airing cupboard.

Principal Bedroom

A superb principal bedroom of generous proportions featuring an attractive panelled feature wall and a large front facing window fitted with plantation shutters. The room benefits from a comprehensive range of built-in wardrobes, providing excellent storage whilst comfortably accommodating a king-size bed and bedside furniture. Beautifully presented throughout in soft neutral tones, creating a stylish and relaxing retreat.



Bedroom 2

A well proportioned double bedroom overlooking the rear garden, beautifully presented and offering ample space for a double bed together with additional bedroom furniture. A bright and versatile room, ideal as a guest bedroom, nursery or home office.

Family Bathroom

A stylish and contemporary family bathroom finished with full-height porcelain tiling. The suite comprises a panel enclosed bath with thermostatic shower and glazed screen, vanity wash hand basin with storage beneath and a concealed cistern WC. A frosted rear window provides natural light whilst maintaining privacy.

Exterior

Front Garden

An attractive modern home set within a well-established residential development, boasting an appealing brick façade and a welcoming entrance. The property enjoys an attractive outlook with mature trees and landscaped surroundings, creating an inviting first impression. To the rear of the development is an allocated parking space, providing convenient off-road parking for one vehicle.

Rear Garden

The enclosed rear garden enjoys a good degree of privacy and has been attractively landscaped to create an inviting outdoor space. A paved patio provides the perfect area for outdoor dining and entertaining, leading onto a low-maintenance garden bordered by established flower beds, mature shrubs and colourful planting. The garden offers an excellent balance of outdoor seating and planting, creating an attractive setting to enjoy throughout the year. Located at the rear of the garden is a substantial timber garden building, currently providing excellent storage space for garden furniture, tools and outdoor equipment. While there is currently no electricity connected, the building offers buyers the opportunity to adapt it to suit their own requirements, subject to any necessary works and permissions.

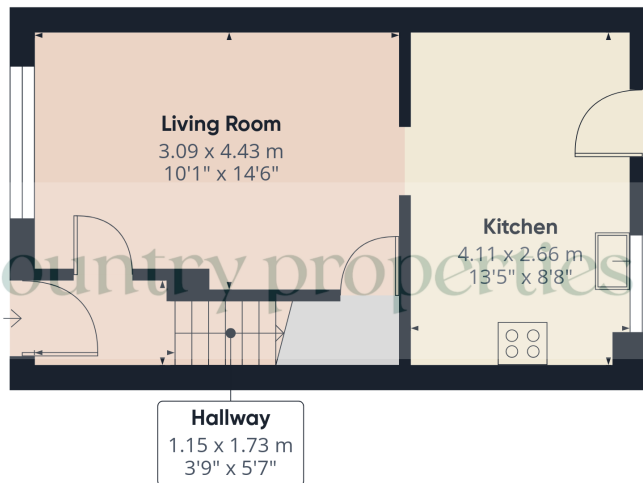
Agents Notes

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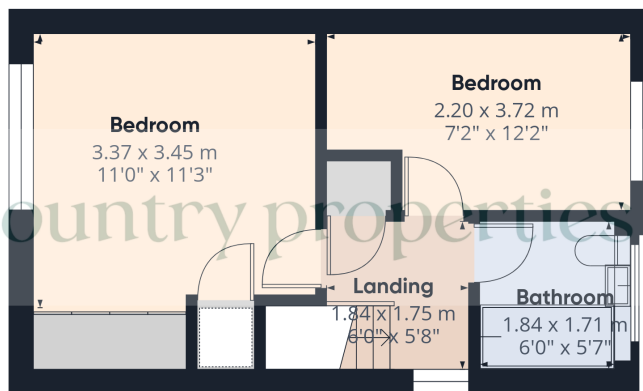
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Ground Floor



Floor 1

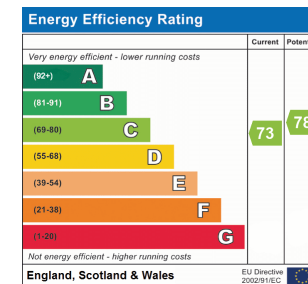


Approximate total area⁽¹⁾
55.7 m²
599 ft²

(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.

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Viewing by appointment only

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