

5, Beehive Lane

Welwyn Garden City,
Hertfordshire, AL7 4BB
Guide Price £575,000

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NO ONWARD CHAIN! Situated within a highly sought-after residential area, this spacious three-bedroom semi-detached family home offers fantastic potential for its next owners. The property features a generous living/dining room with attractive parquet flooring, modern fitted kitchen and bathroom, three well-proportioned bedrooms, driveway parking and an attached garage. A particular highlight is the substantial rear garden with summer house, offering excellent outside space and exciting potential to extend the existing accommodation subject to the necessary planning permissions (STPP). A superb opportunity to create a long-term family home in a desirable location.

- NO ONWARD CHAIN!!
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION
- SUBSTANTIAL REAR GARDEN WITH SUMMER HOUSE
- EXCELLENT POTENTIAL TO EXTEND STPP
- GENEROUS LIVING/DINING ROOM WITH PARQUET FLOORING
- MODERN FITTED KITCHEN & FAMILY BATHROOM
- DRIVEWAY PARKING & ATTACHED GARAGE

Ground floor

Entrance Hall

A bright and welcoming entrance hall providing access to the principal ground-floor accommodation, with tiled flooring, radiator and stairs rising to the first floor. Glazed timber doors allow additional natural light to flow through the hallway. A useful storage cupboard houses the combination boiler and RCD consumer unit, providing convenient additional storage and keeping essential services neatly concealed.

Kitchen

A modern and well-appointed kitchen fitted with an extensive range of contemporary high-gloss wall and base units complemented by contrasting work surfaces and matching splashbacks. There is generous storage and preparation space, together with a stainless-steel sink positioned beneath the rear window. Space and plumbing are provided for appliances, while a substantial range-style cooker with stainless-steel extractor sits centrally within the kitchen. Recessed ceiling lighting and a glazed door providing direct access to the rear garden complete the room.

Living/Dining room

A particularly generous dual-purpose reception room offering excellent space for both living and dining furniture. Attractive parquet flooring runs throughout and a brick-built fireplace creates a characterful focal point. French doors and additional glazing overlook and open onto the rear garden, bringing plenty of natural light into the room and providing a pleasant connection between the house and outside space.

First Floor

Landing

Stairs rise to the first-floor landing, providing access to all three bedrooms and the family bathroom.

Master Bedroom

A spacious principal double bedroom benefiting from windows to two aspects, creating a particularly bright and airy feel. There is excellent space for a large double bed and a comprehensive range of freestanding bedroom furniture, with neutral décor and fitted carpet.







Bedroom Two

A well-proportioned second double bedroom with a wide window providing plenty of natural light and pleasant views towards the surrounding greenery. The room offers ample space for a double bed and additional bedroom furniture and is finished with neutral décor and fitted carpet.

Bedroom Three

A good-sized third bedroom, ideal as a child's bedroom, guest room or home office. A wide window provides plenty of natural light, while the room also benefits from useful built-in storage and neutral décor.

Bathroom

A modern family bathroom finished with contemporary grey tiling and comprising a panel-enclosed bath with curved glazed shower screen and shower over, wall-mounted wash hand basin with storage beneath, and low-level WC. Further features include a chrome heated towel rail, recessed ceiling lighting and an obscured window providing natural light and ventilation.

Exterior

Front Garden

The property enjoys a generous frontage with a private driveway providing off-road parking and access to the attached garage. Mature hedging and established greenery border the frontage, while a pathway leads to the covered front entrance.

Single Garage

An attached single garage approached via the property's own driveway, providing secure parking or useful storage space. The garage benefits from power and lighting.

Rear Garden

A particularly generous and established rear garden, providing an excellent amount of outside space and offering considerable potential for a purchaser to landscape and personalise. The garden is predominantly laid to lawn with mature trees, hedging and established planting providing a leafy backdrop and a good degree of privacy. Several timber outbuildings provide useful additional storage.

Office/Summer house

Positioned towards the rear of the garden is a substantial detached timber garden building with glazed double doors. Offering excellent additional space, it provides potential for use as a home office, studio, gym or hobby room, subject to a purchaser's individual requirements and any necessary works or consents.

Agents Notes

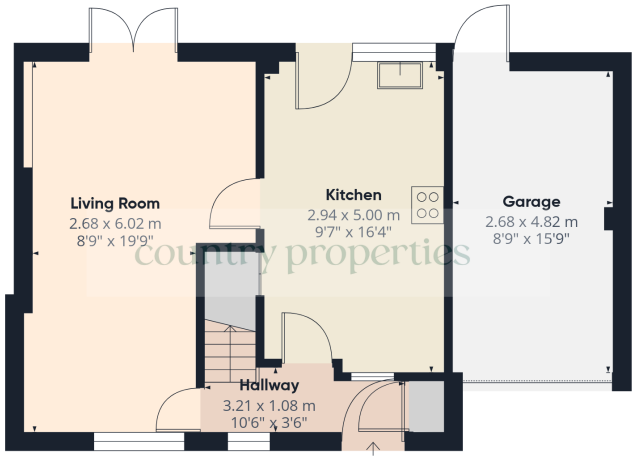
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Please note: Some images have been digitally enhanced or virtually decluttered for marketing purposes. Buyers should satisfy themselves as to the property's fixtures, fittings and condition during a physical inspection.

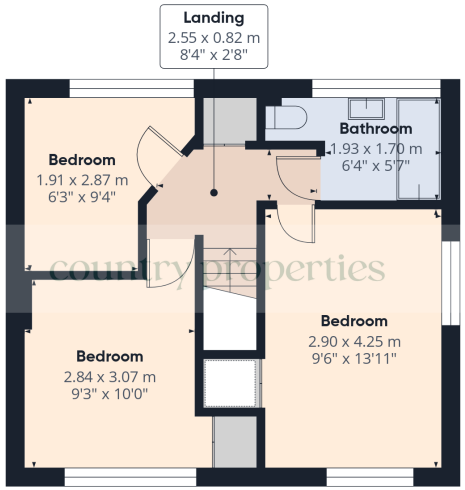




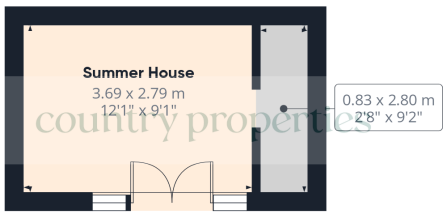




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

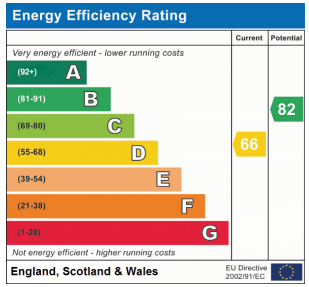
101.7 m²

1095 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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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
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