

79, Beehive Lane

Welwyn Garden City,
Hertfordshire, AL7 4BN

Guide Price £700,000

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Offered to the market with no onward chain, this substantial four-bedroom detached family home occupies a generous plot on the popular Beehive Lane and provides spacious, versatile accommodation throughout. The property features excellent living and dining space, a generous principal bedroom with dual windows, three further bedrooms and a family bathroom. Outside, a substantial driveway provides ample off-road parking and leads to the garage, while the established rear garden benefits from a useful garden room, ideal for home working or hobbies. Offering plenty of potential for an incoming purchaser to update and personalise to their own taste, this is a fantastic opportunity to secure a sizeable detached home in a well-established Welwyn Garden City location.

- NO ONWARD CHAIN
- GENEROUS DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- SPACIOUS LIVING AND DINING ACCOMMODATION
- ESTABLISHED AND PRIVATE REAR GARDEN
- FOUR BEDROOM DETACHED FAMILY HOME
- GARAGE AND SEPARATE GARDEN ROOM / HOME OFFICE
- GENEROUS PRINCIPAL BEDROOM WITH DUAL ASPECT WINDOWS
- EXCELLENT POTENTIAL TO MODERNISE AND PERSONALISE







Ground Floor

Entrance Hall

A welcoming entrance hallway with a staircase rising to the first floor, a window providing natural light and access through to the principal ground-floor accommodation.

Shower Room

A practical ground-floor shower room fitted with a shower enclosure, wall-mounted wash hand basin and WC. The room is predominantly tiled and benefits from a frosted window providing natural light and ventilation.

Living Room

A bright and generously proportioned living room, finished in neutral tones with fitted carpet and an attractive brick fireplace providing a central focal point. A large bay window to the front allows plenty of natural light into the room, while the overall proportions provide ample space for a variety of furniture arrangements.

Dining Room

A spacious separate dining room offering excellent space for a family-sized dining table and additional furniture. Finished with neutral décor and fitted carpet, the room benefits from plenty of natural light and provides direct access to the rear garden via glazed double doors. A wide opening connects through to the living room, creating a pleasant flow between the principal reception spaces.

Kitchen

A generously sized kitchen fitted with an extensive range of white wall and base units complemented by work surfaces and tiled splashbacks. There is a double oven with electric hob, space for a range of freestanding appliances and a sink positioned beneath the side window. Tiled flooring runs throughout, while the kitchen continues through towards the rear of the property and provides access to the conservatory.

Utility Room

A useful separate utility room fitted with a range of wall and base storage units, work surfaces and a stainless-steel sink with drainer. There is space and plumbing for laundry appliances, together with a window and glazed door providing natural light and convenient access to the garden.







Conservatory

A particularly generous conservatory providing a versatile additional reception space overlooking the rear garden. Extensive glazing to three sides creates a bright and airy feel and provides pleasant views across the garden, with French doors offering direct access outside. The room is finished with wood-effect flooring and benefits from fitted radiators, making it a useful extension of the main living accommodation.

First Floor

Landing

A bright and well-presented first-floor landing providing access to all bedrooms and the family bathroom. Further benefits include a useful airing cupboard, loft access and neutral décor throughout.

Master Bedroom

An impressive and particularly spacious principal bedroom enjoying excellent natural light from two rear-facing windows. Offering ample space for a large bed and additional bedroom furniture, with neutral décor, fitted carpeting and recessed ceiling lighting.

Bedroom Two

A generous double bedroom benefiting from an extensive range of fitted wardrobes with mirrored doors, together with a useful fitted dressing table/desk area and a window providing natural light.





Bedroom Three

A well-proportioned bedroom with fitted storage, neutral décor and carpeting, together with a useful recessed shelving area.

Bedroom Four

A comfortable fourth bedroom with neutral décor, fitted carpeting and a window providing natural light, suitable as a child's bedroom, guest room or home office.

Bathroom

A well-presented family bathroom fitted with a traditional white suite comprising a panel-enclosed bath with shower attachment, pedestal wash hand basin and WC. The room is complemented by tiled walls, wood-effect flooring, a heated towel rail and a window providing natural light and ventilation.

Outside

Front Garden

The property enjoys an attractive and well-established frontage, with mature hedging providing a good degree of screening. A substantial paved driveway provides excellent off-road parking and leads to the attached garage, while the property itself presents an attractive traditional brick-built façade.

Rear Garden

A substantial and well-established rear garden offering an excellent degree of space and privacy, enclosed by mature trees, hedging and established planting. Predominantly laid to lawn with paved areas adjoining the property, the garden provides considerable scope for landscaping and outdoor entertaining. A gravel pathway with stepping stones leads towards the rear of the garden.

Garden Cabin / Home Office

A fantastic timber-built garden room providing valuable additional space away from the main house. With power, lighting, multiple electrical sockets and a window, it offers excellent potential for use as a home office, studio, hobby room or additional recreational space.







Garage / Store

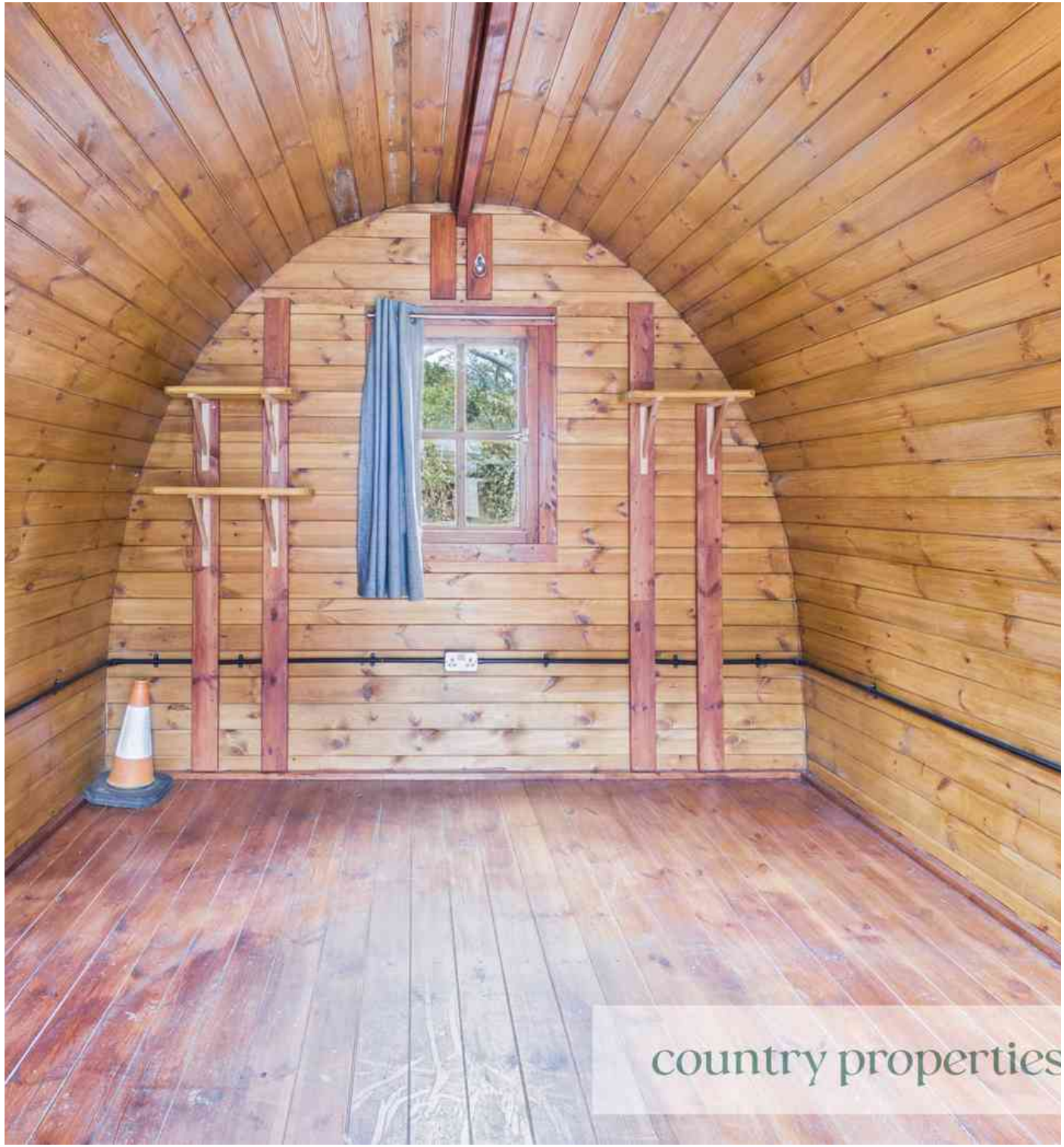
A useful garage/store area providing excellent additional storage space. The area currently houses the boiler and associated equipment and benefits from extensive fitted shelving, making it particularly practical for household storage, tools and garden equipment.

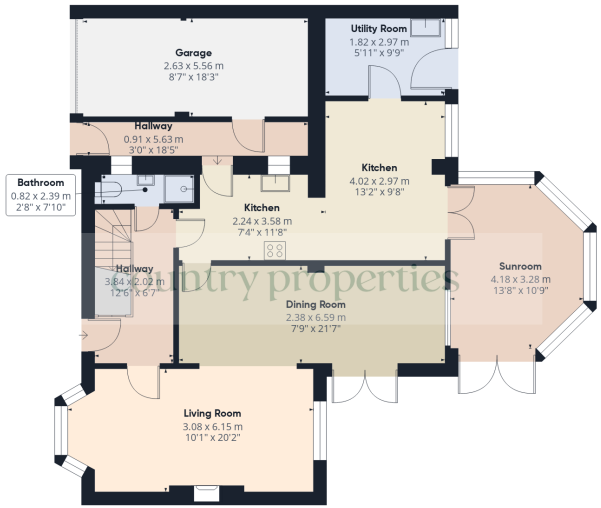
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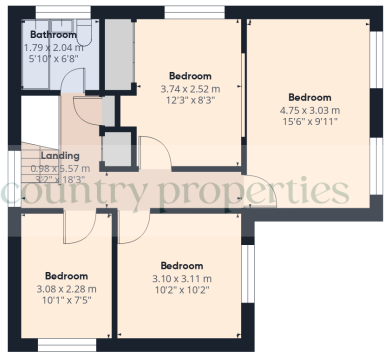
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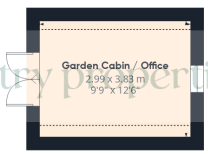




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

166.8 m²

1794 ft²

Reduced headroom

1.9 m²

20 ft²

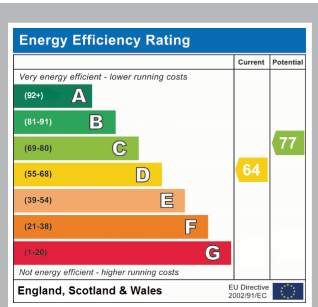
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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