

15, Long Ley

Welwyn Garden City,
Hertfordshire, AL7 2HE
Guide Price £675,000

country properties

This well-presented four-bedroom link-detached home is ideally located in the sought-after Panshanger area, close to local schools and amenities. The property offers a spacious and versatile layout, including a garage conversion providing additional living space, and a refitted family bathroom finished to a high standard. Outside, there is a south-east facing garden, perfect for enjoying natural sunlight throughout the day, along with a driveway offering off-street parking for up to three cars. Further benefits include double glazing throughout, making this an excellent family home in a convenient location.

- 4 BED LINK DETACHED
- DRIVEWAY FOR 3 CARS
- REFITTED FAMILY BATHROOM
- SOUTH EAST FACING GARDEN
- FREEHOLD TITLE BEING PURCHASED
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- GARAGE CONVERSION
- PANSHANGER LOCATION

GROUND FLOOR

Porch

Enclosed porch with a useful storage cupboard housing the gas and electric meters, complete with recessed ceiling downlights.

Entrance Hall

Welcoming hallway with hardwood flooring, a staircase rising to the first floor, wall-mounted radiator. Access to the living room, kitchen and downstairs WC.

Living Room

Comfortable and well-proportioned living room featuring a double-glazed window to the front aspect, radiator, electric fireplace, and TV aerial points.

Dining Room

Accessed from the lounge, with continued carpeting, radiator, TV aerial point and sliding doors opening into the conservatory.

Kitchen

Fitted with a range of floor and wall-mounted units, complemented by granite work surfaces. Features include a gas hob with extractor hood over, oven and grill, integrated fridge and freezer, sink with mixer tap, recessed ceiling downlights, radiator and a double-glazed uPVC window overlooking the rear garden.

Utility Room

Accessed from the kitchen, with tiled flooring, plumbing for a washing machine, wall-mounted radiator, recessed downlights, and a double-glazed sliding door leading out to the rear garden.

Downstairs W/C

Fitted with a two-piece suite comprising a low-level WC and wash hand basin with mixer tap, heated towel rail and skylight.

Conservatory

Brick-based conservatory with double-glazed uPVC surround, radiator, and TV/internet points, with French doors opening onto the rear garden.







Downstairs Bedroom & Shower Room

Converted garage currently used as a bedroom, with a double-glazed window to the front and radiator. The adjoining wet room comprises a WC, wash hand basin, shower area, extractor fan and recessed ceiling downlights.

FIRST FLOOR

Landing

Carpeted landing with access to all rooms, loft hatch, airing cupboard housing the hot water tank and boiler, and a double-glazed window to the side.

Master Bedroom

Spacious master bedroom with a double-glazed window overlooking the rear garden and radiator mounted beneath.

Bedroom

Well-proportioned double bedroom with a double-glazed window to the front and radiator.

Bedroom

Carpeted bedroom with a double-glazed window to the front, radiator, and built-in over-stairs cupboard.

Bathroom

Refitted three-piece suite comprising WC with dual flush, wash hand basin with vanity unit and bath with shower over. Finished with recessed downlights, heated towel rail, extractor fan and a double glazed uPVC window to rear.

EXTERNAL

Rear Garden

A well-established rear garden featuring a spacious patio seating area leading to a lawn, bordered by mature shrubs and hedging. The garden also benefits from a summerhouse with power, garden shed, decorative pond, outdoor power socket and tap, creating a private and versatile outdoor space ideal for relaxing or entertaining.

Front Garden

Block-paved driveway providing off-street parking for multiple vehicles, with external power socket.

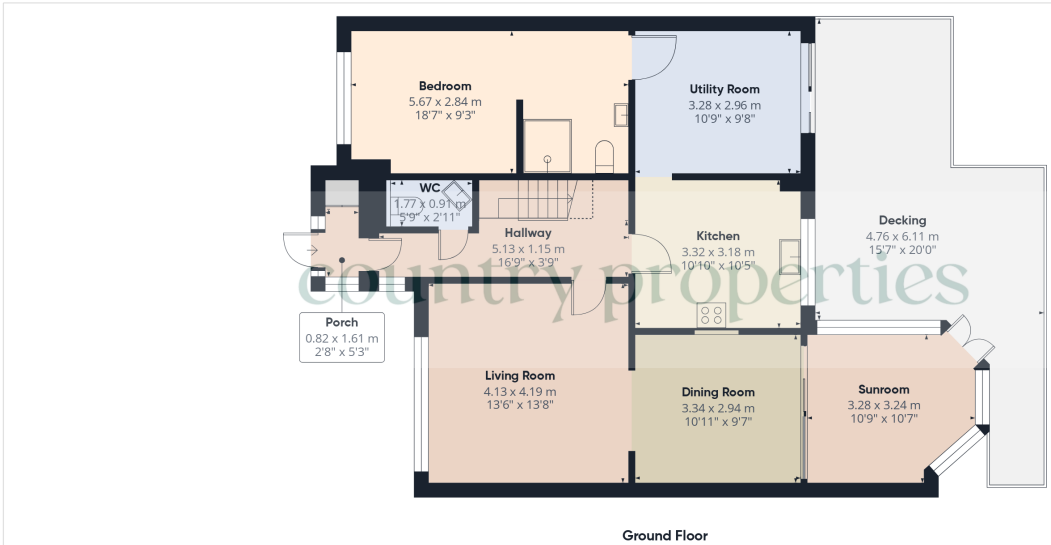
Agents Notes

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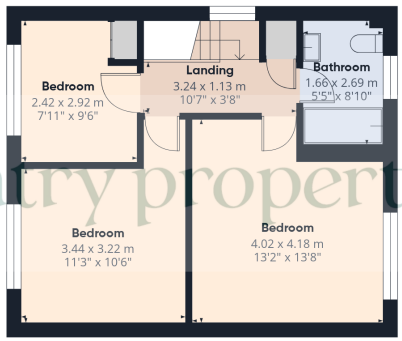








Ground Floor



Floor 1

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Approximate total area(1)

127.7 m²

1374 ft²

Balconies and terraces

28.1 m²

302 ft²

Reduced headroom

1.1 m²

11 ft²

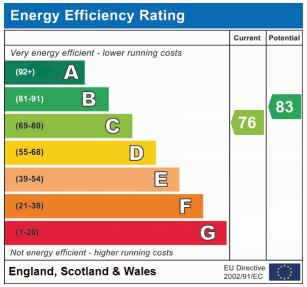
(1) Excluding balconies and terraces

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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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

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