

75, Beehive Lane

Welwyn Garden City,
Hertfordshire, AL7 4BN

Guide Price £675,000

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Offered to the market with NO ONWARD CHAIN, this spacious and highly versatile three/four-bedroom family home is situated in a sought-after residential area of Welwyn Garden City, conveniently positioned for the New QEII Hospital on Howlands. The property offers particularly flexible accommodation, including a generous living/dining room, separate family room, office/bedroom four, modern fitted kitchen, utility room and ground-floor shower room. Upstairs are three further bedrooms, complemented by a family bathroom and landing with airing cupboard. Outside, the property benefits from a good-sized rear garden and garage. With its adaptable layout, excellent amount of living space and convenient location, the property should appeal to families, home workers and buyers requiring the option of a ground-floor bedroom. Early viewing is highly recommended.

- NO ONWARD CHAIN
- GENEROUS LIVING/DINING ROOM
- OFFICE/BEDROOM FOUR
- GOOD-SIZED REAR GARDEN & GARAGE
- SPACIOUS THREE/FOUR BEDROOM FAMILY HOME
- SEPARATE FAMILY ROOM
- MODERN FITTED KITCHEN, UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- SOUGHT-AFTER LOCATION CLOSE TO THE NEW QEII HOSPITAL







Ground Floor

Entrance Hall

Carpeted area with door leading into living room.

Living Room

An exceptionally spacious and versatile main reception room offering plenty of room to create distinct living and dining areas. Multiple windows provide an excellent amount of natural light, complemented by neutral décor, fitted carpet, radiators and recessed ceiling spotlights. Double doors connecting to the additional ground-floor bedroom/reception room. Air conditioning to help in those summer months. Door leading to small hallway with stairwell.

Kitchen

A modern fitted kitchen comprising an extensive range of sleek high-gloss wall and base units with complementary work surfaces and matching splashbacks. Inset stainless-steel sink and drainer with mixer tap, space for a substantial range-style cooker with stainless-steel extractor hood above and excellent storage and preparation space. Windows provide plenty of natural light, while recessed ceiling spotlights complete the contemporary finish. The kitchen provides access through into the main living accommodation.

Utility Room

A particularly useful separate utility room fitted with a continuation of the contemporary high-gloss cabinetry and work surfaces. Space and plumbing are provided for washing machine and tumble dryer, together with further appliance/storage space. Inset sink with mixer tap, tiled flooring, window and external door providing access outside. An excellent practical addition to the main kitchen.

Inner Hall / Staircase

Located off the main living accommodation, with stairs rising to the first floor. A window provides natural light to the stairwell, with access at ground-floor level to the shower room.

Family Room

A generous and versatile additional reception room providing excellent further living space. The room is finished in neutral tones with fitted carpet, radiator and recessed ceiling lighting, while windows provide plenty of natural light. Ideal for use as a separate family room, children's playroom or more informal sitting area. A door provides access through to the adjoining office/bedroom four.







Office / Bedroom Four

A separate and highly adaptable room accessed from the family room, making an ideal home office, fourth bedroom, guest room or hobby room. Benefiting from a window providing natural light, fitted carpet, radiator and neutral décor. The separation from the main living space makes this particularly useful for those working from home, while its proximity to the ground-floor shower room also gives the property genuine potential for ground-floor bedroom accommodation.

Shower Room

A useful ground-floor shower room fitted with a modern suite comprising a fully enclosed shower cubicle, wall-mounted wash hand basin and WC. Contemporary grey tiled walls and flooring, radiator and obscured window providing natural light and ventilation.

First Floor

Landing

Stairs rise to the first-floor landing, providing access to the three first-floor bedrooms and family bathroom. The landing benefits from a window providing natural light and also incorporates a useful airing cupboard, providing additional household and linen storage.





Bedroom One

A well-proportioned double bedroom with window overlooking the surrounding area, fitted carpet, radiator and neutral décor. Good floor space is available for a double bed together with freestanding bedroom furniture.

Bedroom Two

A further comfortable double bedroom, again benefiting from good natural light, fitted carpet, radiator and neutral decoration, with space for wardrobes and additional bedroom furniture.

Bedroom Three

A useful third first-floor bedroom, suitable as a child's bedroom, guest room or home office. Window providing natural light, fitted carpet and radiator.

Bathroom

Family bathroom serving the first-floor bedrooms, fitted with a suite and providing the main bathroom facilities for the property.

Exterior

Front Garden

The property is approached via a generous block-paved driveway providing off-road parking for several vehicles, leading to the garage and entrance. The front garden is attractively arranged with a lawned area, mature hedging and established planting, providing a pleasant degree of screening from the road. A decorative gravelled section borders the driveway, while mature trees and greenery create an attractive, established setting.

Rear Garden

The property benefits from a good-sized and established rear garden, predominantly laid to lawn with a paved patio providing space for outdoor seating and entertaining. The garden is enclosed by timber fencing and mature hedging, with a selection of established shrubs and planting providing greenery and privacy. There is also access to the garage/outbuilding and the rear of the property.







Garage

A particularly useful attached garage providing secure storage and/or parking, accessed via an up-and-over door. The garage offers excellent additional storage space and, subject to the necessary permissions, may offer further potential depending on a purchaser's requirements.

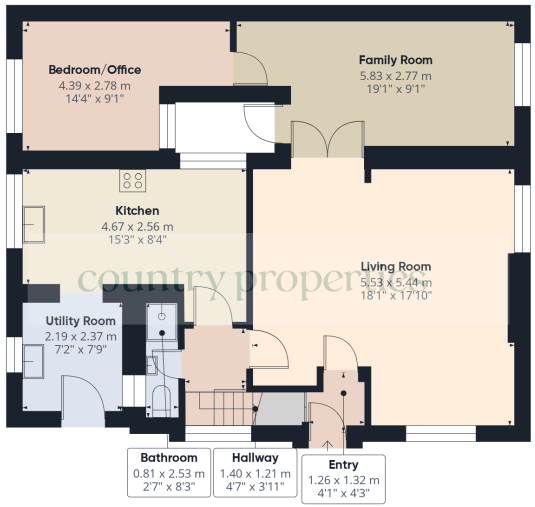
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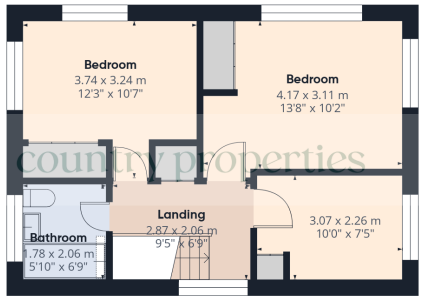
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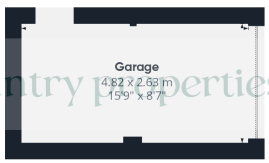




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

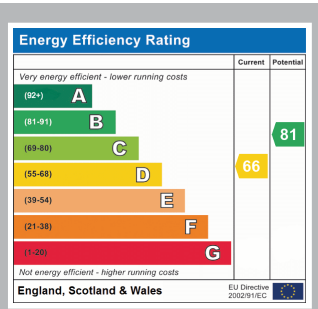
129.8 m²

1399 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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