



32, Uplands

Welwyn Garden City,
Hertfordshire, AL8 7EW
Guide Price £550,000

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This four-bedroom semi-detached home is situated in Uplands, on the sought-after West Side of Welwyn Garden City. Ideally placed for Monks Walk School, local shops and everyday amenities, the property is also within easy reach of parkland and woodland walks. Further highlights include two reception rooms, a home office, driveway parking, a single garage and a two-level rear garden with a summer house.

- Four-bedroom semi-detached family home
- Sought after West Side location
- Separate living and dining areas
- Ground-floor cloakroom
- Outbuilding currently used as home office
- Two-level rear garden with summer house
- Pressed-concrete driveway and single garage
- Close to Monks Walk School, shops and woodland walks

Ground Floor

Entrance Hall

The front door opens into a useful entrance area with space for coats and shoes. From here, the hallway leads through the house, with a carpeted staircase rising to the first floor and room beneath it for a storage cabinet.

Cloakroom

The ground-floor cloakroom has a WC and wall-mounted wash basin with a colourful tiled splashback. A frosted window brings in natural light while providing privacy.

Living Room

The spacious living room has a large front-facing window that fills the room with natural light. A feature fireplace provides a central focal point, while an attractive arched recess offers useful space for furniture or display. The generous proportions allow for a flexible arrangement of seating.

Dining room

The dining room provides ample space for a family-sized table and additional freestanding furniture. Glazed double doors with matching side panels bring in plenty of natural light and open directly onto the rear patio and garden.

Kitchen

The kitchen has wood-effect wall and base units, dark worktops and a tiled splashback. A built-in oven sits beneath the electric hob, with an extractor above, while the sink is positioned under the window overlooking the garden. There is space for a washing machine and fridge-freezer, plus a useful pantry cupboard. A glazed door opens to the outside.



Covered rear porch

A covered walkway runs between the house and the separate outbuilding, providing sheltered access to the garden and the office within the outbuilding. A gate at the front opens onto the driveway, making this a useful route between the front and rear of the property.

Office

The separate outbuilding includes a room currently used as an office. It has space for a desk, chair and shelving, with windows bringing in natural light. Set apart from the main house, it offers a practical place to work or pursue hobbies.

First Floor

Landing

The first-floor landing gives access to the bedrooms and bathroom. It has a built-in airing cupboard with shelves for towels and linen, as well as a hatch to the loft.

Bedroom 1

Bedroom one is a comfortable double room with a wide front-facing window that brings in plenty of natural light. There is space for bedside furniture, and a recessed area accommodates shelving and a chest of drawers. The room also has a built-in cupboard for additional storage.

Bedroom 2

Bedroom two is another good-sized double room with a wide front-facing window. It has space for a chest of drawers and a chair alongside the bed, plus a built-in wardrobe for clothes storage.

Bedroom 3

Bedroom three is currently used as a home office, with space for a desk and storage. Its large rear-facing window brings in plenty of natural light and looks out over the garden. The room could also serve as a bedroom, depending on the buyer's needs.

Bedroom 4

Bedroom four is a bright single room with a rear-facing window overlooking the garden. There is space for a bed and bedside furniture, making it well suited as a child's bedroom, guest room or additional home office.

Bathroom

The first-floor bathroom has a bath with a shower and glass screen above, a pedestal wash basin and a WC. White wall tiles with a green decorative border surround the bath and basin, while a frosted window lets in natural light.

Outside

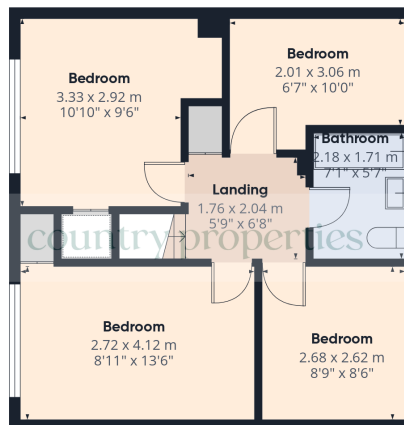
Front Garden

The front garden is mainly laid to lawn, with established shrubs, planting beds and a mature tree adding greenery and character. Beside it, a patterned pressed-concrete driveway runs along the side of the house to the single garage, providing off-road parking.

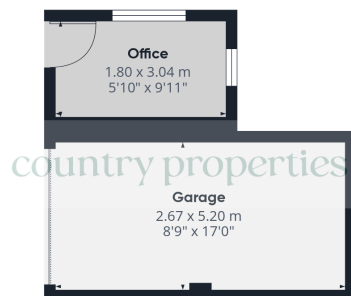




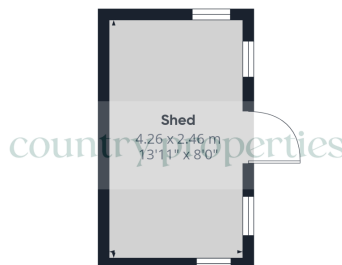
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area⁽¹⁾

120.6 m²

1298 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

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