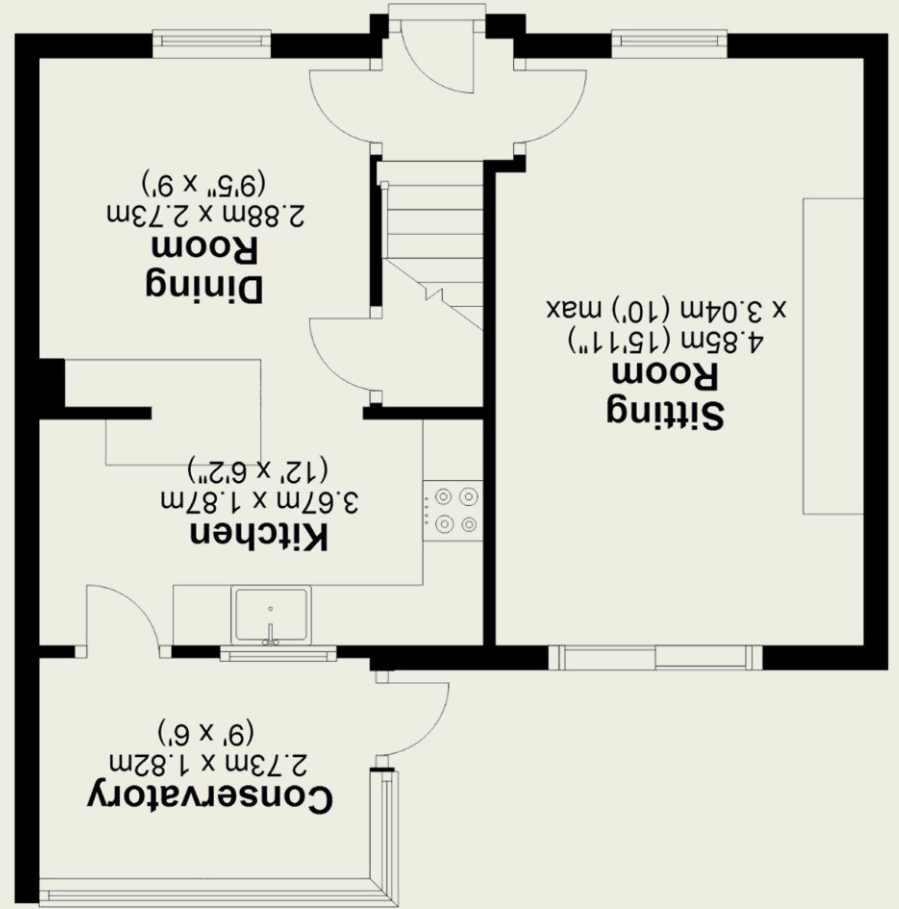


Total area: approx. 72.6 sq. metres (781.2 sq. feet)  
 This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

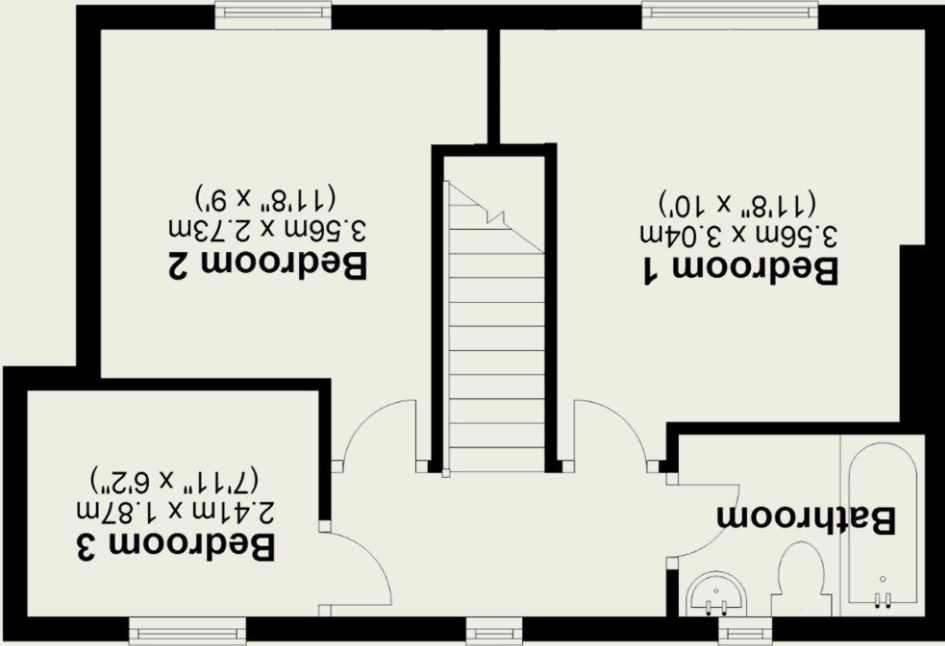
Approx. 38.4 sq. metres (413.7 sq. feet)






**Ground Floor**



**First Floor**

Approx. 34.1 sq. metres (367.5 sq. feet)



-  3 Bedrooms
-  1 Bathroom
-  3 Reception Rooms
-  Double Driveway
-  80ft West Facing Rear Garden
-  EPC Band C

Council Tax  
 Band: D  
 £2,265.92 Apr 24/Mar 25.  
 Local Authority  
 Welwyn & Hatfield Borough Council



London Road, Welwyn, AL6 9HU  
 Guide Price £475,000 Freehold

## London Road, Welwyn

Approved planning permission to extend this already beautifully presented three bedroom family home, with a good size garden and off-street parking, situated in this popular village location. Lovingly updated by the current owners, the property is also being sold with no onward chain.

### Description

Planning permission has been approved to extend this already wonderful home, which enjoys an excellent location on the south side of Welwyn Village, within a short walk of its various amenities and catchment for sought after local schooling. It also benefits from the convenience of being a stone's throw from a local Marks and Spencer food outlet, all whilst being set back from the road behind a recently installed driveway and pretty front garden with shrub borders, which provide privacy as well as the obvious aesthetic benefits. The property itself includes a dual aspect living room with feature fireplace and sliding patio doors leading out to a superb westerly facing rear garden. There is also an open-plan kitchen/diner which has been recently refurbished and a useful conservatory, which offers versatile accommodation, currently being used as an office/study. Upstairs are three bedrooms and a modern family bathroom with a three piece suite.

The garden really is a fantastic area and a generous size, approximately 80ft in depth and bathed in sunlight due to the westerly aspect. It is mainly laid to lawn with two patio areas. In addition, it also offers parking at the rear if needed, secured behind double gates.

This charming house also has approved planning permission in place for significant extension, so would also work for growing families. The plans include a full width single storey, plus partial double storey extension to the rear and the addition of a porch and study to the front. This would completely transform the living space and be an exciting project for someone.

The property being sold with no onward chain, with the current owners able to be flexible on timescales to suit the right buyer.

### Location

The property is situated in the picturesque village of Welwyn with numerous clubs and close to a local Marks and Spencer food outlet. Within a short walk are the majority of the village amenities including Tesco Express, doctor's surgery, a range of independent shops, pubs and eateries, along with a highly regarded nursery, infants and junior schools. More extensive facilities, including secondary schooling and mainline rail services can be found in Welwyn Garden City, together with the Howard Shopping Centre and John Lewis.

