



21 Landbeach, Welwyn Garden City, AL7 2QB

Offers Over £650,000



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****A RARE OPPORTUNITY**** This FANTASTIC family home has just come to market! The property is IMMACULATE throughout and you will love the beautiful garden. This impressive four double bedroom home, built approximately 2 years ago, is in the Panshanger area, in a quiet cul-de-sac. The owners have upgraded several areas including the garden, you will love the feeling as soon as you cross the threshold. Don't lose out **BOOK YOUR APPOINTMENT** with Lanes today.



Entrance Hall

Understairs storage and cloakroom

Lounge / Diner 18'01 x 13'1 (5.51m x 3.99m)

PERFECT lounge being the full width of the property with excellent views of the landscaped garden. Lovely sunny room with newly installed media unit with display and storage space. Double doors leading to the garden and additional window facing the same.

Kitchen / Breakfast Room 10'11 x 10'6 (3.33m x 3.20m)

Fall range of wall mounted and base units with soft close hinges. Bosch gas hob and cooker hood with glass splashback. Zanussi integrated fridge/freezer and dishwasher. Door to Utility Room.

Utility 6'1 x 5'11 (1.85m x 1.80m)

Zanussi washing machine and base units for storage.

Landing

Return landing with doors to all rooms and built in storage cupboard.

Bedroom One 14'1 x 10'8 (4.29m x 3.25m)

Benefiting from two double wardrobes. Overlooking rear garden with door leading to En Suite shower room.

En-Suite Shower Room

Walk in shower, concealed cistern, WC, wall mounted wash basin, heated towel rail and opaque window to rear.

Bedroom Two 14'6 x 10'6 (4.42m x 3.20m)

Large second bedroom with floor to ceiling windows and built in wardrobe/storage.

Bedroom Three 12'7 x 10'9 (3.84m x 3.28m)

Currently used as an office this third DOUBLE bedroom is a good size and has window to front aspect.

Bedroom Four 10'9 x 9'1 (3.28m x 2.77m)

Fourth double bedroom with window looking over the rear garden.

Family Bathroom

Shower over bath with glass shower screen, part tiled walls, concealed cistern WC, inset wash basin and heated towel rail.

Amtico flooring throughout the ground floor and bathrooms with soft accent carpet to stairs and bedrooms, bespoke interior wooden shutters to all windows.

Garage

Attached garage to side of property with up and over door and car charging point with pedestrian door to rear.

Front Garden

Path to front door. Formal front garden with low box hedge boarder. Wall boundary to one side. Beyond the garage is a gated entrance to the rear garden

Parking

In addition to the garage the driveway offers parking for two cars.

Rear Garden

The property has the WIDEST PLOT in this location with good size areas to both sides of the house. BEAUTIFULLY landscaped by the current owners maximises the use of both the space and the sun. Fence and post boundaries to three sides and a brick wall to the fourth. Central lawn area with paved path and seating/dining area, established planting and flower beds with lawn continuing to the side of the property.

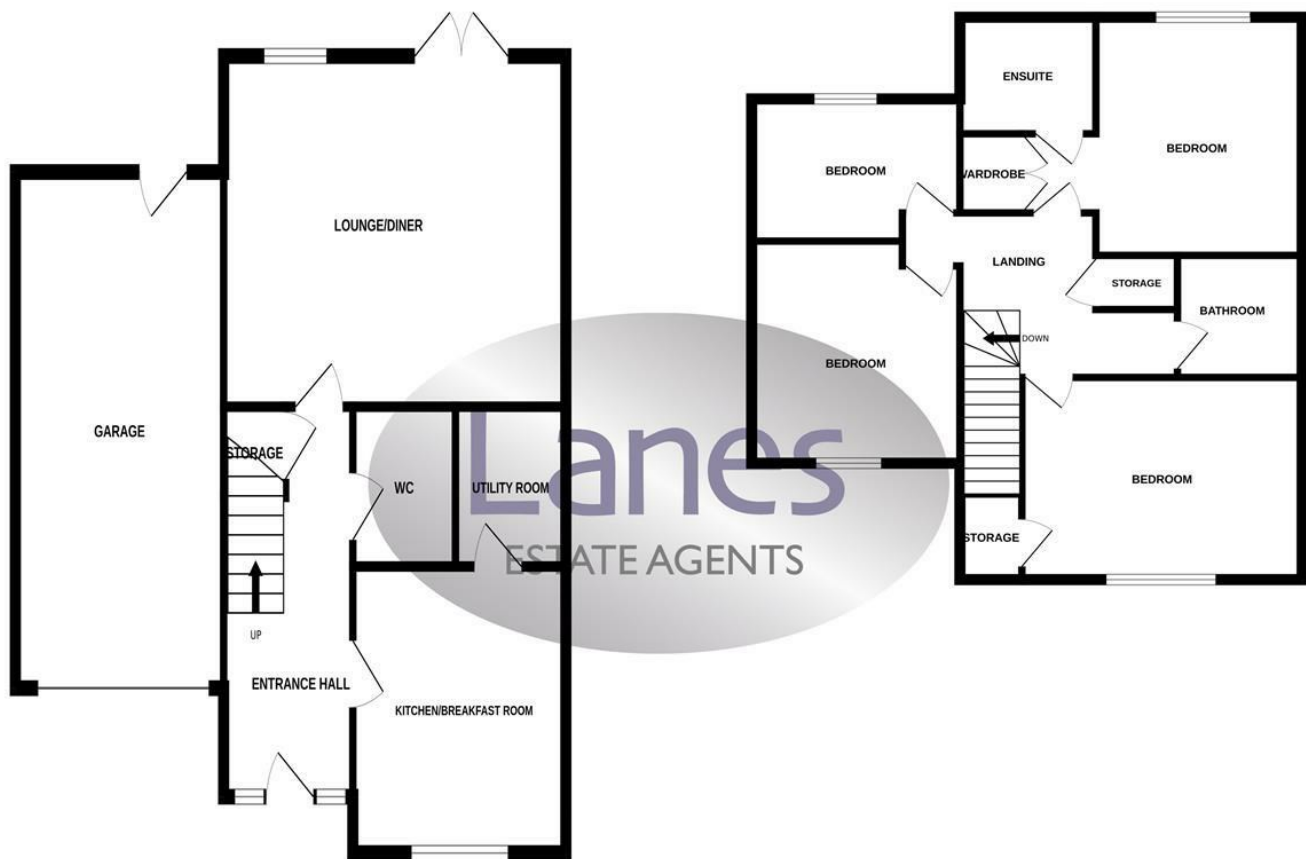
Hertford Estate Agents





GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 1292sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

