

4 The Paddocks
Welwyn Garden City, AL7 2BP
Guide price £550,000





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This immaculately presented four-bedroom family home has been comprehensively refurbished to create a stylish and practical living environment, perfectly suited to modern family life.

Situated in a popular residential area of Welwyn Garden City, the property offers bright, well-proportioned accommodation with an impressive open-plan layout to the rear.

The welcoming entrance hall features attractive wooden flooring that continues throughout the ground floor, along with built-in storage cupboards. From here there is access to a cloakroom/WC, the integral garage and the main living spaces.

To the front of the property is a versatile reception room currently used as a living room/playroom, enjoying a pleasant outlook over the front aspect.

The centrepiece of the home is the impressive open-plan kitchen, dining and family room created by the full-width rear extension. Skylight windows and full-width bi-fold doors flood the space with natural light, creating an excellent environment for everyday living and entertaining.

The contemporary kitchen features a comprehensive range of cabinetry, integrated appliances and generous work surfaces. A central island provides additional preparation space and informal seating, enhancing the sociable layout.





**Approximate Gross Internal Area 1178 sq ft - 109 sq m
(Excluding Garage)**

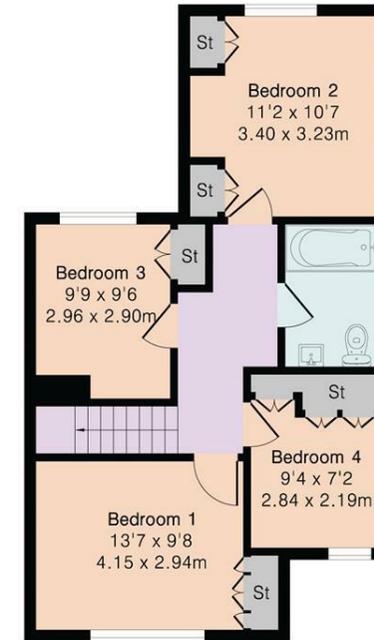
Ground Floor Area 646 sq ft – 60 sq m

First Floor Area 532 sq ft – 49 sq m

Garage Area 54 sq ft – 5 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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