



PUTTERILLS

est. 1992

**£1,750 Per  
Calendar Month**

Welwyn Garden City, AL7 4AN

## PROPERTY SUMMARY

Nestled in the charming Thistle Grove of Welwyn Garden City, this delightful end terrace house offers a perfect blend of comfort and convenience.

Upon entering, you are welcomed into a well-proportioned reception room, ideal for both relaxation and entertaining guests. The house boasts three inviting bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in this area. Additionally, the inclusion of an electric car charging point.

The location itself is a significant advantage, with Welwyn Garden City known for its beautiful parks, excellent schools, and a vibrant community atmosphere. Residents can enjoy easy access to local amenities, including shops, restaurants, and transport links, ensuring that everything you need is within reach.

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**PUTTERILLS  
- LETTINGS**  
EST. 1993






**LOCAL AUTHORITY**  
Welwyn Hatfield Borough Council

**TENURE**

**COUNCIL TAX BAND**  
C

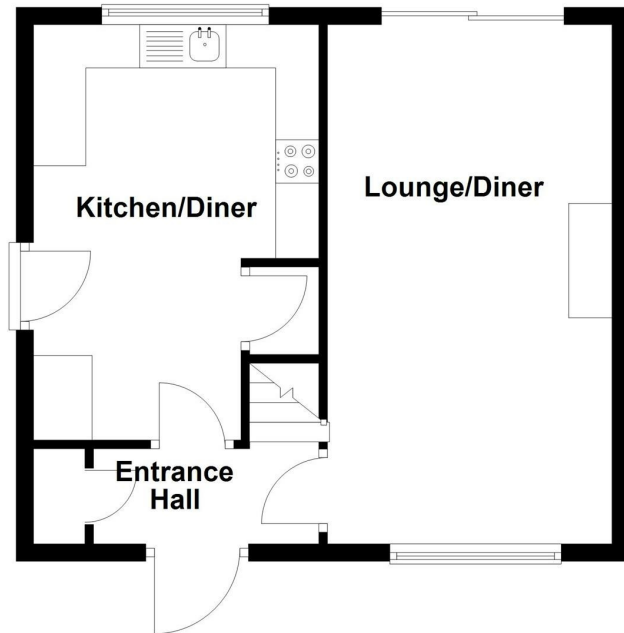
**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

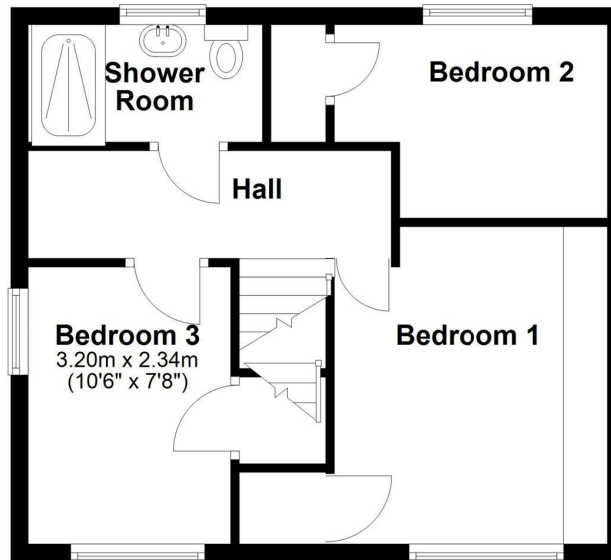
### Ground Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



### First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 78.6 sq. metres (846.4 sq. feet)



#### OFFICE ADDRESS

Hill House 1 St Albans Road  
Codicote  
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#### OFFICE DETAILS

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