



**£2,600 PCM**  
**Valley Road**

Welwyn Garden City, AL8 7DP



## PROPERTY SUMMARY

A unique opportunity to rent this four bedroom detached residence set within one of the Garden City's most prestigious roads. Valley Road is a prime West Side location that's well positioned for local schooling, golf and tennis clubs and just a short walk to the heart of the town centre. The property offers versatile accommodation over two floors with the ground floor consisting of a triple aspect living room that overlooks the rear garden, a downstairs cloakroom and a kitchen/Breakfast room that leads out to a the rear garden and patio area. This traditional, Welwyn Garden City home built under Sir Ebenezer Howard Garden City design , is a family home which boasts a fantastic plot with a most impressive landscaped rear garden

4



1



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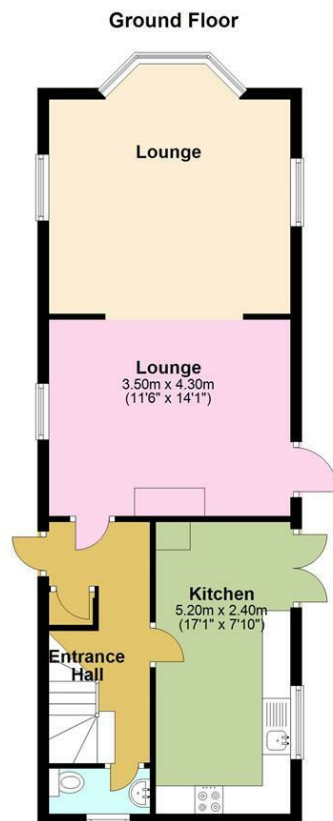












Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

**LOCAL AUTHORITY**  
Welwyn Hatfield District Council

**TENURE**

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



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