



**£2,750 Per
Calendar Month**

Welwyn Garden City, AL7 2QA

PROPERTY SUMMARY

Situated within the highly regarded Panshanger district, this substantial detached residence has been comprehensively refurbished to create a sophisticated family home. Offering over 1,500 sq ft of accommodation, the property is defined by a high-specification finish, particularly the striking marble-effect porcelain tiling that flows seamlessly across the entire ground floor.

Ground Floor Upon entering, the quality is immediately apparent. The hallway leads into a bright, dual-aspect sitting room where contemporary flooring and neutral décor create a modern aesthetic. This flows via double doors into a separate dining room, perfect for entertaining. The heart of the home is the ultra-modern kitchen, finished with sleek high-gloss white handleless cabinetry and quartz-style surfaces. It features integrated double ovens and a vibrant blue glass splashback. Unusually, a large separate utility room with dedicated laundry space keeps the main kitchen clutter-free. To the rear, a versatile family room opens directly onto the patio via French doors. A stylish cloakroom completes the layout.

First Floor, the upstairs accommodation is generous. The principal bedroom is a standout feature; at over 23ft long, this dual-aspect suite includes extensive fitted wardrobes and a private en-suite shower room. Three further well-proportioned bedrooms, two of which are doubles, are served by a contemporary family bathroom with white sanitary ware.

Exterior & Location, the property occupies a desirable plot with a block-paved driveway and integral garage. The south-facing rear garden is a highlight, featuring a broad terrace and lawn. Uniquely, it backs directly onto Moneyhole Park, with a private gate providing instant access to open woodland and playing fields ideal for dog walking or running. Located near Moors Walk amenities and highly regarded schools, the home offers easy access to the A414, A1(M), and mainline rail links to Kings Cross.

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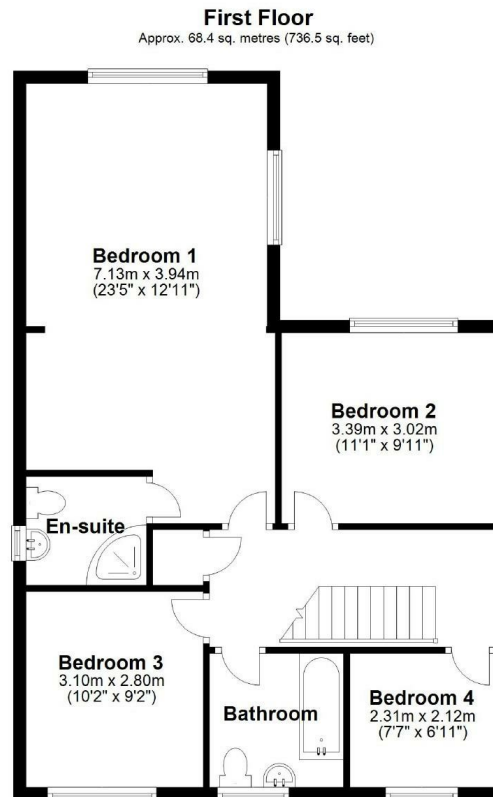
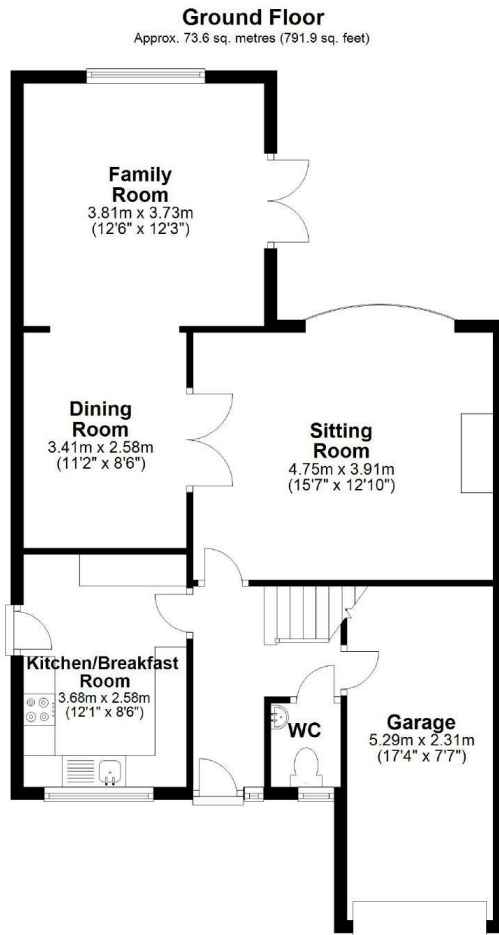
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Total area: approx. 142.0 sq. metres (1528.4 sq. feet)
12 Stirling Way

LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

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

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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