



**£2,000 Per Month**  
**Longcroft Lane**  
Welwyn Garden City, AL8 6EJ



## PROPERTY SUMMARY

Situated in a sought-after location within easy walking distance to Welwyn Garden City town centre, this semi-detached Traditional Garden City residence presents a combination of charm and modern comfort. The ground floor features a sitting room with a decorative fireplace, a modern fitted kitchen that opens into a spacious dining/living area, a study, a downstairs shower room, and a large conservatory. Upstairs, there are three bedrooms with a beautifully refitted family bathroom. Externally, the property comprises a west-facing garden with a large patio area, ceramic tiles, and a large lawned area, as well as a garden shed and a driveway with parking for three vehicles.

**THE AREA:** Situated in a sought-after West Side location within close walking distance of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, and Waitrose. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Renowned local primary and secondary schooling, Gosling Sports Park, local sports clubs and The Campus West for entertainment, theatre, cinema and library are all within walking distance.

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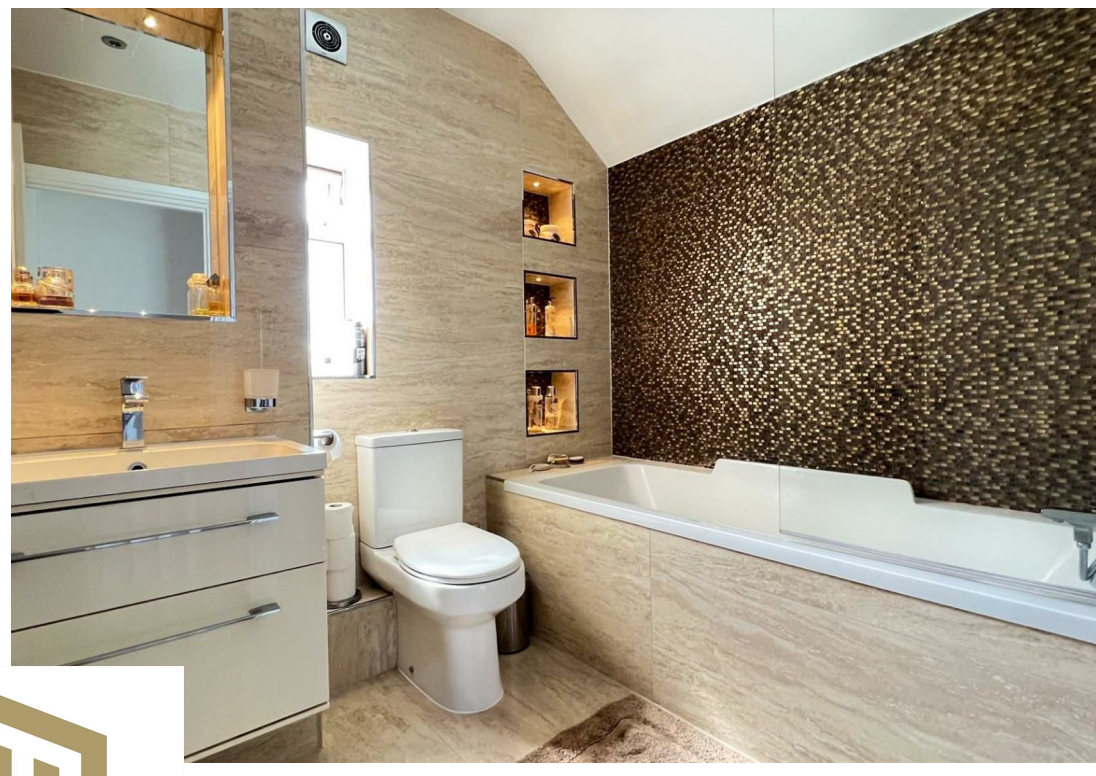
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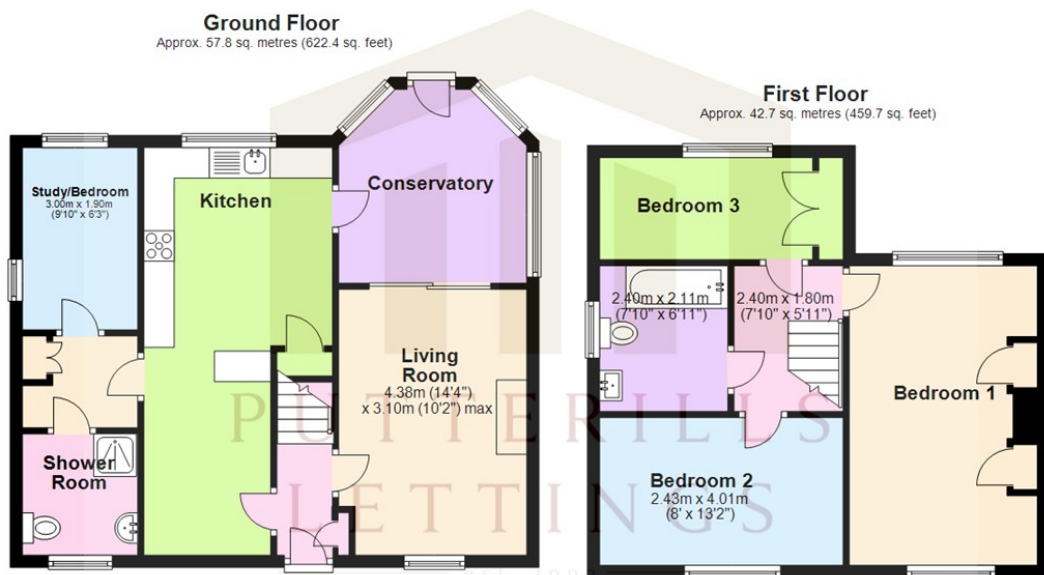


PUTTERILLS  
LETTINGS

EST. 1993







Total area: approx. 100.5 sq. metres (1082.1 sq. feet)

Approximate measurements not to scale for room identification purposes only  
Plan produced using PlanItUp

## LOCAL AUTHORITY

Welwyn & Hatfield

## TENURE

## COUNCIL TAX BAND

E

## 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>	45	51
(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



## OFFICE ADDRESS

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## OFFICE DETAILS

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