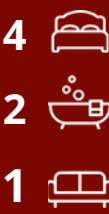




Pentley Park, Welwyn Garden City, Hertfordshire, AL8 7SF  
Offers In Excess Of £850,000

# Elegant woodland-edge family home with generous proportions and private access to Sherrards Woods



## Property Summary

Set within a peaceful residential street on the desirable west side of Welwyn Garden City, this detached family residence dates from 1960 and offers generous, well-balanced accommodation across two floors. A substantial two-storey extension completed in 1997 has created a versatile home ideal for modern family life.

The property opens into a welcoming entrance hall leading to a front-facing kitchen/dining room, remodelled in 2011, featuring sleek cabinetry, two ovens, and a casual dining space. A door from the kitchen leads to a covered side walkway, which in turn gives access to a practical utility/laundry room located at the rear of the garage.

To the rear of the house, a spacious and light-filled living/dining room spans the full width, with French doors opening onto the garden and a central gas fireplace providing warmth and character. A downstairs cloakroom and under-stair storage complete the ground floor.

The first floor comprises four generous bedrooms, including two particularly large rooms extending over 22 feet in length, offering potential for reconfiguration if required. The layout is complemented by a modern family bathroom and a separate en suite shower room to the principal bedroom.

The private rear garden enjoys a delightful woodland backdrop, directly adjoining Sherrards Woods, with a high fence and gated access into the woodland beyond. Ideal for families and nature lovers, this rare setting enhances the home's tranquil charm.

Practical benefits include double glazing, cavity wall and loft insulation, LED lighting throughout, and a recently installed Vaillant ecoTEC plus 418 boiler (2023). Well positioned for Templewood Primary and Monk's Walk Secondary Schools, this chain-free property offers a superb lifestyle opportunity in one of AL8's most desirable locations.







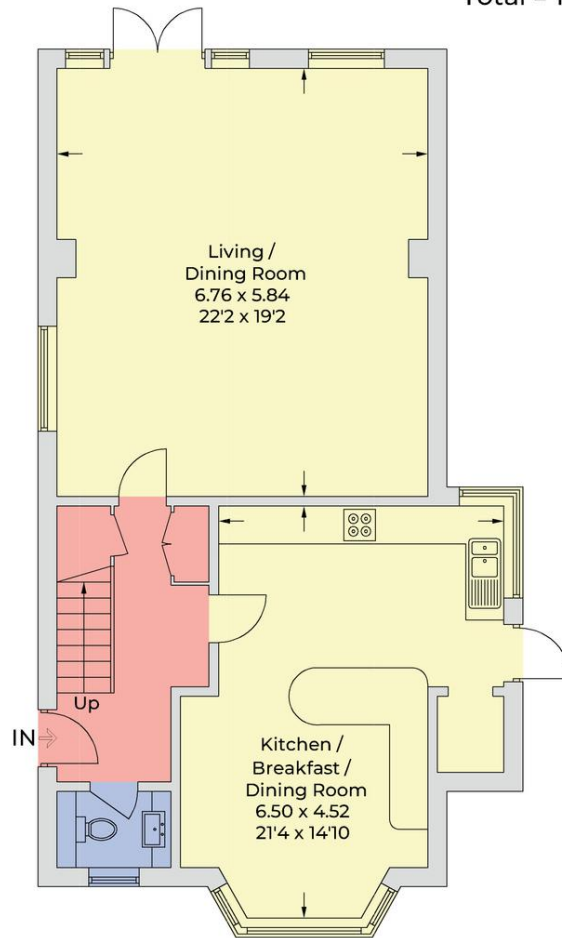




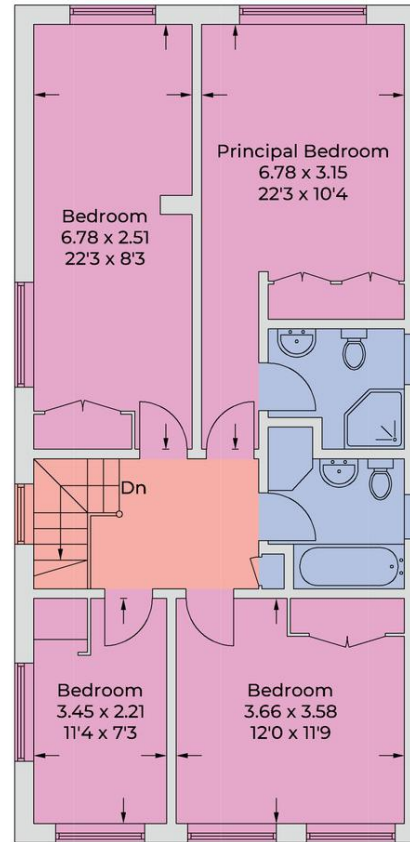




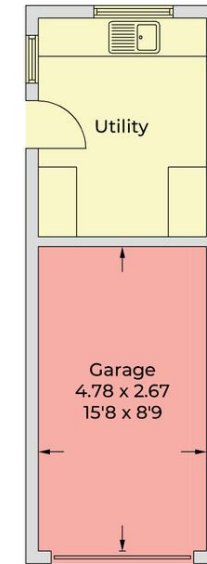
Approximate Gross Internal Area  
 Ground Floor = 81.0 sq m / 872 sq ft  
 First Floor = 73.7 sq m / 793 sq ft  
 Outbuilding = 22.3 sq m / 240 sq ft  
 Total = 177.0 sq m / 1,905 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Putterills



[putterills.co.uk](http://putterills.co.uk) | 01707 393333 | [wgc@puterills.co.uk](mailto:wgc@puterills.co.uk)

34 Wigmores North, Welwyn Garden City, Hertfordshire AL8 6PH

# Property Information



## Services:

Mains Water, Mains Electricity, Gas and Mains Drainage

## Tenure:

Leasehold 999 years from 29 September 1960

## Local Authority:

Welwyn Hatfield

## Council Tax:

Band F

## EPC:

Band C (rating 70)

## Directions:

AL8 7SF

## Viewings:

All viewings strictly by appointment via the vendor's sole agents, Putterills.

## Video Tour:

<https://www.youtube.com/watch?v=6qYOt0BDKzg>

**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.